

Dear Neighbors:

As you are aware we have canceled the August HOA meeting due to the COVID virus. Please find below the information that normally would be discussed at our meeting.

-- **Finances:** We are on track to end the year with approximately \$10,000, which is necessary to cover monthly costs before dues are collected.

-- We collected 100% of our dues AGAIN this year!

-- Fun Fact: We have not raised our dues in 18 years. How do we keep making improvements? Your Board and ARC are made up of volunteers, and we do a majority of the repairs / improvements ourselves (for little or no cost to the HOA).

A few items we've done in 2020 to save money:

-- Upgraded and repaired our sprinkler system including a smart timer to save money. The water bill for 2018 was \$5,850, 2019 was \$6,261, and 2020 is estimated to be \$3,125.

-- Installed smart plugs, bulbs, timers, thermostat, etc. The electric bill for the common areas varied between \$5K up to \$7k for the years 2015 - 2019. This year's bill is expected to be less than \$4K.

-- Since the installation of our cloud-based security system, vandalism has decreased dramatically. Years ago vandalism resulted in costs to the HOA anywhere from hundreds to thousands of dollars each year. Thanks to our security system, these costs are now paid by the homeowners responsible.

Capital Improvement Updates:

In 2020 the following improvements have been made:

- New card reader system installed on all three gates.
- New pavilion and two picnic tables installed and landscaped.
- Smart bulbs, plugs, timers and thermostats installed.
- All 27 lounge chairs have been repainted and restrapped.
- Sprinkler system had multiple problems. It's been repaired, timer has been updated to a smart device with a water sensor.
- New chlorinator added to the pool.
- The landscaping will be updated in the fourth quarter of this year.
- The clubhouse has a fair amount of rotted wood. We will have that replaced and the whole thing painted near the end of the year.

ARC Report:

Yard of the Month for July goes to 3575 Rosehaven Way.

Congratulations!

When submitting a request to the ARC, please include your home address.

A few items to note:

- 1) Please do NOT open the pool gate for anyone outside your party.
- 2) When using the pool, please remember to close the umbrellas when you leave. We recently had to pull one off the tennis fence.
- 3) Remember to clean up after your pets when walking them.
- 4) The pool and tennis courts close at 11 pm. The playground closes at dusk.

If you have any questions or comments please feel free to respond to this email.

Your 2020 BOD,

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