

Letter from the HOA President...

I hope you all enjoyed your 4th of July holiday!

There is so much going on that I decided to write a letter rather than create a newsletter! ☺

First some notes about the Deck Refurbishment Project...

If you've been on site in June you've probably noticed a lot of work being done to refurbish our decks. Our thanks to everyone who attended the board meeting in February, or read the minutes, or read the email that was sent (and also posted on our website) giving a deadline of April 19 to report the need for refurbishment of their deck. We ended up with approximately 75 on the list. This process allowed us to be proactive in developing a scope of work and obtaining a contractor to do the decks this year. We will do the same next year... we expect owners to tell us by the deadline that their deck needs work.

We have notified everyone who submitted a request by the April 19 deadline that their deck be refurbished, and each has been given a start date. The work has proceeded a bit more slowly than anticipated because there was so much more repair work to be done than we expected. However, we are catching up and all decks on the list will be done this year.

Please do not approach the contractors and ask for additional work, as we want to keep them focused on the scope of work as planned. If you need something you can submit a request in TownSq.

If you have any questions about this work, please feel free to reach out to me at sheilagreathead@hotmail.com or to Neil at neilperrelli@gmail.com.

Roofs:

We will once again have a roofer go through the entire community and repair shingles that were lost or damaged during the winter.

Over the winter the roofing executive committee worked with experts in the field to define specifications for replacing roofs and heat tape. We have received bids from roofers to begin replacement of roofs in phases 1,2 and 3, and hope to finalize our selection of a roofer soon. The order of replacements will follow the recommendation of the consultants who inspected all of those roofs last year. We anticipate replacing two roofs this year and will ramp up over the next 5 to 6 years.

Gutters/Heat tape:

Last year all gutters that were damaged were removed and were not replaced. This year those gutters will be replaced along with heat tape that will protect them. We will also remove and

replace gutters that proved to be ineffective over the last winter, or were damaged. The new gutters will be made of steel, painted, and will be attached with bolts to resist damage from the snow. We have identified a contractor and are finalizing the scope/bid for this work.

Painting/Stucco:

We have engaged a painting contractor to touch up our buildings and are currently working to refine the scope of work. The building painting will commence after the decks have been completed, likely in August.

General Comments:

We realize that we have a short window of good weather within which to make major repairs. We are fully focused on completing the above projects, plus more. This year our budget for major projects is over \$700k. To those who think we should be more aggressive, be advised that we are trying to make needed repairs while managing our budget without having to burden our owners with a special assessment.

You've probably seen our full-time maintenance person, Todd, working around the property. He has been a great asset to us, as he is able to respond more quickly to our maintenance needs. He has also been effective in detecting and addressing issues proactively. The most effective way to request a repair is by submitting a request through TownSq. Todd has access to TownSq and in many cases he can address your repair request quickly.

Many of you have not yet created an account in TownSq, and I urge you to do so. If you need help with that you can contact me or Neil (see emails above).

A note about boats and RVs...

This is a reminder that no commercial vehicles, or boats, trailers, recreational vehicles or campers may be parked or stored anywhere in the Project in any manner visible from the Common Area or another Unit. This is described in our CC&Rs and Rules. Please make sure your family, friends and tenants are aware of this.

Lastly...

Please join us at the community gathering on Saturday July 13 at 5:00 at the volleyball court.

On behalf of the board I hope you have a wonderful summer filled with fun and relaxation. We are fortunate to have such a vibrant and friendly community. Enjoy the season!

-- Sheila
HOA Board President