

## **COMMUNITY UPDATE**

### ***A Lot's Been Happening...***

- *The long-awaited fire hydrant project is off and running! Property owners will be receiving ballots in the mail requesting they vote YES to authorize the board to make an expenditure from the General Fund to purchase Parts & Supplies for installation of the hydrants.*
- *Entrance Stabilization – South Slope: GSI, a slope stabilization specialist of global scope, has made a no-cost on site review and stability survey of the entrance hillsides. The survey of the Southern slope along home owner properties was conducted by drone. Suggestions for stabilization range from shotcrete, retaining netting, and rock bolting & cabling. A land survey has been commissioned to define HOA / Homeowner property lines.*
- *North Slope: This slope was deemed generally stable, but erosion will continually take place. It was recommended the block wall be raised and cleaned out periodically to prevent rockfall on the drive. The HOA has ordered the blocks, and a vendor has been secured to complete the installation at no-cost, in lieu of an outstanding credit balance from prior common area landscaping.*
- *CD Income: At the May 17<sup>th</sup>, 2023 regular Board Meeting, the Board authorized placing \$200,000 from the General Fund into a 7-month, 4.59% CD. This CD matured in December 2023, creating interest income to the community of \$5,500! This income is the equivalent of 13.75 additional annual homeowner dues. Furthermore, this income more than offset the cost of the purchase of the blocks to raise the entrance wall. These funds were reinvested in a new CD, and the community can expect annualized revenue in excess of \$10,000.*

- *The common area beautification project has been completed, with landscaping, trees, and decorative lighting enhancements. Check it out at night!*

*More Progress to Come...Courtesy of your Homeowners Association!*