



Hello, Residents!

As we draw close to the end of our fiscal year, the Board of Directors is so pleased of all the improvements to date, although there are a few projects left to complete.

On November 19th, our budget for 2021 was approved with a 3% increase, bringing our HOA dues to \$257. The small increase is due to a massive increase in water usage (mostly due to the pandemic as most residents are now home), an increase in insurance premiums, as well as a few contracted services. Overall, because of having a good budget this year as well as collection on age balances, along with renegotiated contracts, only a small increase was necessary.

We are happy to announce that our community will have its first holiday tree lighting and this will take place early next month as soon as all the landscaping detail is complete. We would like volunteers to help string the entryway lighting and make this a fun venture. If you would like to volunteer, please email us at CharlestonCommonsHOA@gmail.com.

- Our Annual Board of Elections meeting will be December 10th, 2020 at 6:30 pm. Meeting will be via Zoom.
- Annual Tree trimming is scheduled for this month (November). Due to the weather we have had this postponed a few times.
- Pressure washing and sealing of the pool/playground and entry way area

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The improvements made this fiscal period has tremendously improved our property values.

However, we are still experiencing residents disposing of their trash on the floor in the trash compactor area and also leaving bulk items. Please be reminded that the Villas has no bulk trash pickup and all bulk items such as furniture, grills etc. must be disposed of at the Solid Waste dump located at 6800 Jog Road.

Residents who discard of their household trash in this area **must** place it in the trash compactor. Failure to do so will result in fines.

On our last inspection of the community (the Board and Vesta), it was noticed that the pavers at numerous homes were in deplorable conditions. Please be reminded that pursuant to our Declaration that homeowners are to maintain their driveways/walkways in conditions that are in keeping with the maintenance standards of the community. Failure to maintain these areas can result in fines.

We would like to encourage again homeowners who are in arrears to reach out to the board to discuss your account. Failure to do so will result in your account

being sent to collections.



As this board year comes to a close, we the Board of Directors and Vesta want to say **Thank You** for all that you did to help us throughout this trying year. With your trust and cooperation we were able to fulfill our mandate as a board.

Happy Holidays when it comes and remember: if you see something, say something, so we can work on further improving the community.

Please always share your concerns with us via email at CharlestoncommonsHOA@gmail.com.

**Kind regards,
Board of Directors 2019/2020 & Vesta Property Services**

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