



Strawberry Flat Property Owners' Association

Drawer H, Twin Peaks, California 92391

909-336-5300, www.strawberryflatpoa.org

Dear Homeowners,

School is out and summer weather is underway! I hope this finds each of you doing well. Hard to not be thankful, we are blessed to have so many great neighbors and to live in such a beautiful area. Especially to have all of our wonderful common areas for open spaces.

As so many of you navigate the rising costs, our Board is challenged with the same. I mentioned to you last year, that while we were able to keep our dues the same then, the dues would be going up this year to 436.00. Our biggest challenge is roads and road maintenance. We have 2-3 roads that have to be addressed in the next few years and costs are very high. Just one of those roads will cost the Association approximately \$150,000- \$250,000. With our reserve account now at around \$116,000 dollars, you can see our challenge, and unfortunately, the costs of crude oil doesn't seem to go back down much once it goes up.

On a positive note, due to the mild winter, we had less plowing on our roads. In addition, many of you started early on your yard projects this year. As a result, we were able to negotiate with MRFC for two chipping event dates; this was a special allowance and will probably not be the norm. Lastly, with the sporadic spring rains, the weed whipping this year was and has been a really large job. Crews are working to finish up this week! Thank you much to the guys who came and helped this year for Clean Up day, we were able to get some really big fallen tree tops and branch projects completed. It was then followed by a great time at the BBQ and pool party, if you didn't come out, you missed a good time!

Along those lines, the Board has been weighed heavily this past year with the continuing trend toward lack of community participation. This would apply to participation in voting, to attendance of the annual meeting, to clean up days and participation on the Board. The Association was set up and formed on the idea of community participation and quorums needed. No one wants a management company, but if people don't participate, that is exactly where we are headed, so we want to change that, but it won't happen without your help.

We have loved having the Farmers market and getting to see each other on Thursdays, so the Board would like to see more chances for those types of community events. Therefore, the Board is contemplating their own ideas, but if you have a proposal that you want to help make happen, please reach out to us for consideration. This year the Board will host a community wide Yard sale in the Twin Peaks Church parking lot on Sat, Sept 5th of Labor Day Weekend from 9-4pm. Our homeowners can

bring their goods/ tables to set up and sell their items. And, we also want to give an opportunity for members to come and advertise their businesses as well so we can support one another. We think this will be a great time to help homeowners out financially as well as an opportunity to get to know your neighbors better. More details will be emailed out in the coming days.

Finally, our annual potluck and Meeting on Oct 3rd is a great community event; so I hope to see each of you there this year! The Board has decided that those in attendance who are current on all dues, including the '26-'27 dues cycle, can be entered in a raffle to qualify for free dues on one owner lot the following year. That is a big deal, so we hope to see you all there for your chance to win!

Thank you,

Susan Kenaga, President