



TWIG ... OF BENT TREE

DECEMBER 2023 VOLUME 1, ISSUE 12

POOL HOURS: 8AM—5PM

benttree33777@gmail.com

HOA DUES AND SPECIAL ASSESSMENT

The 2024 budget has been finalized and approved. Due to the increases we have seen in 2023, starting in January 2024, the new monthly dues per villa will be **\$40.95** (\$491.40 per year). Resource Property Management will be mailing out payment books reflecting this new amount. As previously discussed regarding the charging for boat/RV storage, the board has decided **not** to charge an additional fee for this area at this time.

The community held a second special meeting on 11/30/23 to vote on the proposed \$200 special assessment due to not having the necessary attendance during the previously called meeting in October. Between attendance and proxies, there were enough votes to pass the assessment to fund the needed repairs to the pool, pool lighting, and parking lot. The \$200 special assessment will be due by **November 1, 2024** and may be paid directly to Resource Property Management. The board has picked this date out in the future to provide owners ample time to pay the \$200 as we know many of our community residents are on fixed incomes. Feel free to pay in smaller increments throughout the year or a single lump sum, whichever works best with your budget. As people begin paying their assessments, the board will distribute funds to begin the projects as the funding is available.

COMPLETED 2023 PROJECTS

New pool flow meter, filter, and tank leak repair

Windows and electrical updates in clubhouse

Bollards for footbridge over the creek

Painting of shuffleboard courts

Donation of cornhole boards and pool noodles

UPCOMING 2024 PROJECTS

Parking lot paving at the clubhouse

New LED lighting for the pool/pond areas

Pool tank replacement

Next Board Meeting
January 18th
7:00pm @ Clubhouse

OCTOBER FINANCIALS

Beginning Balance: \$27,515

Ending Balance: \$27,161

Delinquencies: \$ 4,521

HAPPY HOLIDAYS

As we wind down the year, the board wanted to take a moment to wish everyone a safe and happy holiday season. We hope that everyone has the chance to unwind and enjoy time with the loved ones in your life. The holidays are a joyous time. Indulge yourself in things that make you feel good. May all the joys of the holiday season fill your heart and follow you throughout the coming year.

COYOTES AND WILDLIFE

The neighborhood has recently seen an increase in coyote sightings. To our knowledge, there are at least 6 coyotes living in our neighborhood. The board would like to remind our neighbors that these are wild animals. We are aware of at least three incidents in the last month where someone has lost a cat due to coyotes. The number one thing you can do to protect your family pet is to keep them inside.

As a general practice, it is best not to feed the wildlife. Providing food intentionally or unintentionally encourages wildlife to establish dependent behaviors and can disrupt the ecological balance. Please ensure that your pets are fed inside, trash can lids are secure, etc.

YOUR HOA BOARD MEMBERS

Cindy Perry

Shawn James

Debbie Behnke

April Murphy

John Porath

Alex Parent

Local Neighborhood Advertisers



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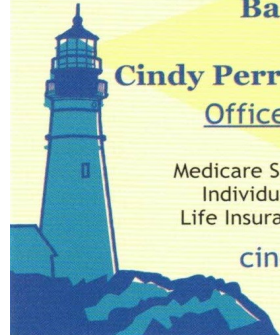


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HOLLY
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MISTLETOE
MITTENS
NORTH POLE
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THE STRAIGHT TEAM

The Bent Tree HOA board does not endorse any company. However, we thank these fine businesses for supporting our community. HOA Board—Bent Tree Homeowners Association.