

TWIG ... OF BENT TREE

MARCH 2024

POOL HOURS: 8AM—5PM

benttree33777@gmail.com

YOUR HOA BOARD MEMBERS

Cindy Perry
Shawn James
Alex Parent

April Murphy
John Porath
Debbie Behnke



ANNUAL / MONTHLY BOARD MEETING

Monthly Meeting: March 21st, 7PM at the clubhouse

During the annual meeting in February, the board provided a recap of 2023 and an overview of 2024 goals. All board members were voted back to serve another year, with a couple changes to roles. Cindy will remain the President and April the Treasurer for 2024. Shawn has moved on from secretary to fill the vacancy of Vice President and Alex will serve as the Secretary.

The main objectives of the board in 2024 will be switching property management companies, switching attorneys, a community website, and begin the maintenance/repairs with the assessment funds as they are received. With the recent service levels, or lack thereof, from Resource Property Management, the board's primary focus over the next couple months will be the transition to a new property management company. We have already engaged a new company that is able to offer us not only more services at a cheaper overall rate, but also hoping to receive a better overall service level. We expect this transition to take a couple months as we are still reliant on Resource Property Management getting their system fully functional. The board will need to perform a full financial audit and get all accounts ported over to the new property management company.

We have also already engaged a new law firm that will be handling our legal matters. The hourly rate with the new law firm is tiered based on the exact need of each situation. We anticipate a 25 to 50 percent savings in hourly rate based on what the legal matter pertains to. 2023 legal costs were a little over \$8,000 so this savings should be a significant amount over the course of a year.

HELP NEEDED - BOARD MEMBERS

Currently, the board only has 6 members. We are looking for 3 more people to join the board. If you are interested in joining the board and helping the community, please let us know. In terms of time, being a director on the board should only require less than 10 hours per month.

ARCHITECTURAL CONTROL

March will kick off the annual architectural control walk through. During this time, the board will walk through the community and look for issues that may need corrected. Walk throughs will start March 16th and wrap up on March 31st. Please note that board's intent with the walk through is to ensure that all villas are upkept and shed a good light on our community. Properties that are not maintained cause not only that property value to decrease, but also reflect on our neighborhood and other residents' property value. Should something on your property need corrected, notice will be sent by the end of April. Should you have any questions, please reach out and let us know. The following are the main items that are reviewed:

- Lawns to be cut, trimmed, edged
- Trees & shrubs that are overgrown onto villas should be trimmed
- Dead or fallen trees & limbs should be removed
- Villa paint (including firewalls) should be clean with no peeling, fading, or moss/mold growth. Sherwin Williams 7722 Travertine and White are the proper paint colors.
- Screens/windows should be free of damage
- Roof shingles/soffits/fascia/gutters should be in good repair (email the Board for links to approved shingle colors)

SPECIAL ASSESSMENT

Resource Property Management has sent out notification of the special assessment. Please follow the instructions that were enclosed with that notification. Please note that the full \$200 is not due until November 1, 2024. Feel free to pay as you would like, one lump sum payment or multiple payments throughout the year up until the deadline. The board will monitor payments as they are received. If there are opportunities to begin some of the work that the money is slated for prior to November, the board will evaluate feasibility.

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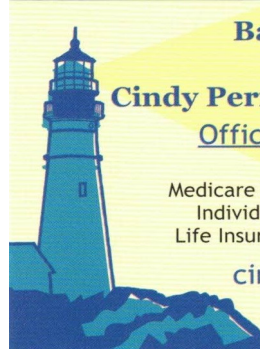


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WORD LIST

BIRDS
DAISY
GRASS
IRIS
LILY

NEST
RAIN
ROSE
SPRING
TULIP



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.