

August 12, 2022

Happy Friday to All,

It appears that we are finally moving forward!

The adjuster has been here for a week now and all roofs have been checked and 106 buildings have been identified as receiving hail damage (see attached map, units in green have damage). All the damaged roofs will be replaced based on severity of roof damage and interior damage. I will be posting a schedule once we have the authorization to start replacing.

The HVAC company has been onsite to inspect all systems for damage. I have not received any reports yet on these. My impression was that the units that cannot be repaired will be replaced and there would be repair funds to fix the units that don't have extensive damage. Once again, we will notify the owners what will be going on and when once we have the authorization from the insurance company.

The interior adjusters will be in the week of the 22nd. It is imperative that we have your unit listed as damaged so we can get the damage assessed and covered under the claim. I do not have a schedule yet when your individual unit will be seen. I will post a map showing where the adjusters will be once I know, and it will be the owner's responsibility to have someone at the unit that day. If you are out of town and need someone to open your unit for the adjuster, please let the office know and we will provide a tech to go with the adjuster to view your unit.

I will continue to share updates and information as it comes in. There are many unanswered questions and hopefully by the end of next week I will have final details and schedules. The office, the staff, the roofers, and the adjuster all doing what they can to help our residents and mitigate damage. I ask for your continued patience as we navigate through this and keep in mind, there are approximately 150 residents in your same position.

If your unit was impacted by the storms, but is not listed on the map in green, contact the office so we can make sure your roof is taken care of.

Our painters are finishing up the last four units we had scheduled for this year. The crew will move all items back and take all paper down. They will also rake all rock back once they are finished with your unit. We will work out a schedule for next year and get started much earlier than this year. I will post the schedule as soon as I have it together.

We will get the North Pena pool painted as soon as we have a few days with no rain forecasted. We finally received all the paint but unfortunately the weather has not cooperated with us.

A few more items to cover

The speed limit signs and stop signs are not suggestions. We have many residents that like to walk thru the community and can easily be injured by someone thinking these signs do not pertain to them. Please STOP at all stop signs and obey the posted speed limit of 15mph.

Another issue we are having is not cleaning up after your pet. It is not the responsibility of the staff nor another person to clean up after your pet, nor should a pet owner expect that. We have several "Poop Stations" on property. We provide the bags, the container, and the staff to empty the receptacle. There is absolutely no excuse to not be a good pet owner.

Remember, you can only place recyclable materials in the recycle area. This does not include any plant material, wood, appliances, or clothes. If you are unsure on what is accepted, you can pick up a list at the office.

Javelina are not our pets and do not require us to feed or water them, in fact it is against law to feed wildlife.

You are deeded one parking spot with your villa. If you wish to park somewhere other than your deeded spot, you may park in overflow parking on Tierra or get written permission from the owner of the spot you wish to park in.

I hope you all have a wonderful and leak proof weekend.

Dorothy

Sorry, I forgot to include a brief reminder.

The HOA is responsible for all roofs and HVAC systems. NO ONE should be on the roofs or inspecting systems unless they have checked in with the office and one of our techs are with them. This includes adjusters outside of the ones used by our insurance. The roofs and HVAC systems are not covered under your insurance and therefore your adjuster should not need on the roof.

Dorothy