

Happy Friday to All!

I hope you all had a wonderful Thanksgiving holiday and ate your share of turkey!

Monday there was a Special Board Meeting to approve a budget and I am happy to announce that we have a budget for next year! Please see the attached notice for information.

The roofers have completed 51 roofs so far and are completing 4-5 roofs per week. Due to the forecasted rain this weekend, there will be no new roofs done until Monday. The buildings that are scheduled for next week are:

147 Quinta 103 Tierra 147 Tierra 187 Quinta 277 Sarta 263 Quinta

W&D spent a lot of time over the last weekend doing clean up and painting. They will continue to do this every couple of weeks. If you have an issue with overspray or anything roof related, please call the office so we can put you on the list for cleanup.

Stratton has completed 41 units and Titan has finished about 6 units. We have had a few issues with subcontractors and are working with them. We are hoping that things will move a little more smoothly now. Please keep in mind that unfortunately you are living in a construction zone and things will not look great until finished. They have multiple contractors that hang sheetrock, some that tape and mud, some that texture and some that paint so if you have an issue, please get the name of the contractor so we know how to report this issue.

We keep getting more information weekly so that we can answer questions. The insurance claim does not cover any flooring unless the original 9x9 tiles were damaged. They will use whatever items they can re-use such as sinks, faucets, and cabinets. If you want certain items (faucets, sinks, lights) please purchase them and have them available for installation. The contractor will deduct these items from their estimate, and we can reimburse you for what the insurance estimate states. Your other option for upgrades is to file a claim on your insurance for replacement.

I am aware that we have some missing estimates and are working with the adjusters to get these in. The adjusters will be popping in every once in a while, to check on progress. If your unit sustained damage and it has not been viewed yet, please let us know ASAP so we can get someone in to view and do an estimate.

I am working on the Annual packets and will hopefully start mailing them out by the end of next week. Please make sure we have your current address for mailing. In the packet, you will be receiving the ballot, water usage survey and FHA compliance form. Please complete these and return them to the office before February 2, 2022. Due to an oversight on my part, the Annual meeting will be held on MONDAY February 6, 2023, at the East Center on Abrego. We will also send a ZOOM link for those

who wish to attend via online. Keep in mind the set-up is not ideal, but we will do our best to accommodate our owners.

We have a few things going on this month, please see below for activities and office closures:

Nov. 15-Jan 15---Holiday Lights contest---judging the week of Christmas

Dec. 3, 2022---Christmas Party at American Legion

Dec. 8, 2022---Coffee in the Park

Dec. 15, 2022---Holiday Parade---office will close at 11am and will remain closed while the parade is going on.

Dec. 16, 2022---Staff Christmas Luncheon---Office will close at 11am

Dec. 23, 2022---Office closed for Christmas Eve

Dec. 26, 2022---Office closed for Christmas

I know with all the contractors and commotion going on right now, it is easy to forget about some rules, so I want to take a moment and remind our owners of a couple of things that have come up lately.

- Your front and back patio are not to be used for storage unless your unit is one under construction.
- Your pet is required to be on a leash and under owner control at all times. Unfortunately, this includes cats.
- Recycle area is not for dumping. If you see that the dumpsters are full, please take your recycle home and come back once they are emptied. I am asking you all to follow the rules and help keep this area clean as you have done through the summer months.
- You are deeded one parking spot that corresponds with your villa. Please do not park in the visitors or a neighbor's spot unless permission has been granted and the office is aware of this. This does not include those who have been displaced by a POD.
- No items are to be placed in the common area unless permission from the office or grounds chair has been given. We unfortunately are seeing more and more items appear outside of patios and we will have no other option but to remove and discard these items when landscaping is in your area. Please look around and remove items in your area that do not belong.

We have had an amazing outpouring of generosity to benefit our staff from our homeowners. I would like to thank all those who donated to the employee appreciation fund. The staff will be pleasantly surprised at our annual Christmas luncheon on December 16, 2022. Through this fund we can recognize and show appreciation for the staff and all the work they do to maintain our homes and the beautiful community you live in.

I wish you all a wonderful weekend!

Dorothy