

Mahogany Run Condo Association

NOTICE #32 — Wednesday June 5, 2019

Dear Residents,

We are now officially in hurricane season. NOAA's outlook for the 2019 hurricane season is for a near-normal season with 9-15 named storms. A storm is anything with winds greater than 40 mph or above. Of those named storms, they think anyway between 4 and 8 of them could become hurricanes with winds greater of mph or more and two to four -4 could become major hurricanes category 3 or above with winds at 112 mph and above.

We are praying for a none-eventful season! but as usual we encourage all residents to be prepared and stay alert. We trust that you have already:

1. Registered with VITEMA for alerts (*we know it is a bit annoying, but when we need it, it will be so appreciated*)
2. Safely stored important documents and identification in a readily accessible location
3. Have flashlights, batteries, portable radio, first aid kits and water on hand
4. Serviced your generator Fueled up your tank
5. Serviced your storm shutters
6. Placed your name on the MR shutter closure list (maintenance closes when a storm is eminent for a fee.

In the event an eminent storm is announced:

1. Make sure your important documents are in a safe and easily reachable place
2. Charge Charged any chargeable devices such as electric cars, phones, tablets, & laptops
3. Gas up your vehicle and make sure it is in good running condition
4. Have emergency cash on hand.
5. Refill your prescription medication
6. Make sure you have adequate water supply and non-perishable foods

Board News:

The Board met on May 9th to conduct its monthly meeting, beginning with an open session. Three sent requests to the Board by email in leu of in person attendance. The board discussed the requests and voted on them separately. Minutes from the April 16 meeting was approved and subsequently posted on the website. Other discussions included financial status, updates from the committees and review of the major projects and any issues relative to the overall operation of MRCA. Minutes from the May 9th meeting will be posted following approval at the June, 2019 meeting scheduled for Thursday the 13th.

INSURANCE INFO:

If you have a mortgage and need evidence of insurance to satisfy your loan requirements, please email Loraine in the COA office at llake-inniss@mahoganyruncoa.com

We have completed the renewal of the Builder's risk policy for the 13 total loss buildings. The policy has been bound and premium paid. As we get the buildings back from the contractor, those buildings will be rolled back into the umbrella policy.

Unfortunate Incident at Mahogany Run – A vehicle was reported stolen from a parked location at Mahogany Run over the past weekend. This is currently an ongoing investigation and Mahogany Run Condo Association is doing whatever it can to assist in this regard.

However, we wanted to warn residents of this possible threat and remind everyone to be mindful that there are bad people in every neighborhood. These people with ill intent, watch, study, plan, and wait for the perfect opportunity to strike. Residents should take all precautions to safeguard their property and especially themselves. Be vigilant and report any suspicious activity. Be sure to lock your doors and always secure your vehicles and your keys. Although we are not labeling or accusing anyone, we know that currently our island, including the Mahogany Run community is loaded with strangers. These persons (strangers) are here from all over the mainland and the Caribbean to work, and frankly impossible for us to screen. Some live right among us and some work for us and for you and others. We are not suggesting that you live in fear, just that you be careful and reasonably cautious. We all like to think of Mahogany Run as a safe and secure place to live, and for the most part, we don't have many incidents. However, we are not 100% free from potential incidents. Security is and should be a joint effort among all residents and staff alike. Just because we have a three-person team per shift does not mean we are 100% safe and can go about our lives without caring or being careful. We must do whatever we can to help ourselves, each other and the entire community. If you suspect a crime, please call 911 immediately and then alert our security team at 340-777-6880.

Safety and Security

Mahogany Run has security guidelines that our guards are often reluctant to follow because they get so much pushback including verbal abuse from the residents and their guests. But they are simply doing their jobs and it is for the benefit of all! Therefore, our staff are instructed to follow these guidelines without any exception going forward. Any person(s) giving the guards a hard time, will be reported to the respective Board to deal with in an appropriate manner. To remind you of those guidelines here there are:

SECURITY/PARKING GUIDELINES – regarding access to our “*Gated Community*” (condominium, lot/home, and Patio Villa Residents)”.

Car decals/stickers are issued to all registered owners and residents. These are ways of way of letting Security know that you reside in or have a right to access this community. However, you are still required to stop at the gate when entering, so that the Security can log you in, and have an opportunity for a quick visual inspection. After issuance of decals, recipients are responsible for returning these stickers when they leave, cars are sold, tenants move, condos or homes are sold or any other reason that require a replacement or amendment. If the old one is not returned, that owner, or representative, will be held responsible for a \$100 replacement fee. If a car entering the Security gate does not have a valid sticker, that driver will be pulled to the side each time, until the owner/resident the driver intends to visit verifies the right to enter. Any regular employees, contractors, laborers, gardeners, etc. must be registered in order to gain access as well.

- In order to receive your decal, you must complete the registration/information form.
- Decals are issued for each vehicle listed on your form. For Condo Owners, no more than two decals will be issued per condo, due to parking limitations. On MRCA property, vehicles without a parking sticker will be subject to towing at the owner's expense.
- Visitor and short-term rental passes will be issued at the security gates indicating an appropriate begin and end date. In order to have your visitor's pass waiting at the gate, please email your request to Lorraine at lake-inniss@mahoganyruncoa.com or call the office at 340-777-6880.
- For after hour requests, please contact the main security gate and ask for the supervisor on duty.

- Visitors, contractors, and vendors will not be allowed on the property, without prior notification from the owner, or resident. Absent of prior notification, Security personnel will not be responsible for contacting the owner or resident, as this is time consuming and could take them away from other security details. The visitor will be responsible for contacting the person with whom they are visiting. Failure to get permission from the owner or resident will result in the visitor or contractor being turned away.
- If you move away, sell your vehicle, or your home, you must return the used decal or pay a fee of \$100.
- Regular Service personnel, i.e. housekeepers, gardeners, pool attendants, babysitters, etc., should be listed with Security & the MRCA office info@mahoganyruncoa.com and will be provided a portable pass (that will be changed periodically) to be displayed on the dashboard. However, Owners and residents have the responsibility of letting us know immediately if the relationship changes with those individuals. This will help to ensure that only authorized persons are getting on the property.

Please affix your decal to the right side of your windshield, above the registration decal. All portable passes should be placed upon the right-hand side of the dashboard. The decals will allow security to quickly identify you and speed up the process of entry. However, you are still required to stop briefly so that the staff can make a quick visual check and log you in.

This is for everyone’s safety and we need your cooperation for it to be successful.

As always, we ask for your cooperation in treating the staff with respect as they strive to improve the service to the community.

Please contact the MRCA office at 340-777-6880 if you have any questions or concerns.

REBUILDING MAHOGANY RUN CONDOMINIUMS

Final schedule for completion for the “13” Rebuild Buildings

Roofing status as of 6/5/19 (This is the current status of the roof work on the 13 total loss buildings)

23,24,26 & 30	95% need pipe cap pieces (minor), waiting for delivery any day now - Almost done!	
30,31,46,61, 65	80% done, need flashing & cap pieces	-Getting closer
310, 311	60% done need flashing, parapet cap pieces, pipe cap pieces	-On our way
312	Rafters installed, installing sheathing followed by ice & water shield/insul	-Progress
315	will begin rafter installation within two weeks.	-Final Roof

Once the roof work is completed, the windows will be installed, and interior work begins!!!! For the first group buildings 23, 24, 25, & 26 the windows, except for a few that arrived broken are installed. The replacements have been ordered and on the way. We are almost there! See individual building statuses below:

Bldg. Est. Comp Current Status

23	6/30/19	Final stage, minor flashing middle terraces, ext fans, railings to be done this week final inspections
24	6/30/19	Final stage, minor flashing middle terraces, ext fans, railings to be done this week final inspections
26	6/30/19	Exterior Railings in process, interior doors in process, entry doors next Friday.
30	7/7/19	Working on interior doors/30 Upper change order means slight delay to the progress
31	7/31/19	Plastering done; bi folds installed/interior & entry doors will be started in 2 weeks.
32	7/31/19	Currently mudding the walls, to be followed with interior door installation then entry
46	7/19/19	Inspection complete, Final mud work, bi folds being installed, followed by interior and entry doors
61,	9/30/19	Electrical will be inspected next week, then wall closure, mudding, & installation of interior doors
65	9/30/19	Framing, electrical & plumbing will be completed within two weeks
310	11/4/19	Upper leveled framed, working on lower then middle (MRCA office)
311	11/4/19	Began framing this week to be complete in 3 weeks then electrical/plumbing followed by inspection
312	11/4/19	Beginning plywood on the roof, followed will be framing etc.
315	11/4/19	Concrete pour on beams and walls complete, next rafters and sheathing

Status – Repair of 28 – Buildings with roof and structural damage (Updated 6/4/18)

Below are the reported statuses of the “28” project. This project was projected to take approximately three months. As the contractors opened certain areas of the buildings, they found roofing issues needing to be addressed and electrical issues that do not meet code requirements and that were not part of the original scope. These items are being addressed as needed and a case by case basis. Obviously, this delayed the projects especially in the first set of approximately eight buildings. Now that these items have been identified and fixes agreed upon, we should have a smoother process. Although with additional work, we still may not meet the three-month timeframe we first anticipated, we hope to be able to move on faster than the first set. We are working on getting target completion dates for the “28” once we have that in hand we will pass along that information.

Custom Builders wants to get into the condos that have not been started to measure for window sizes. This may or may not mean a small bit of demo in the area above the kitchen window. This will allow them to order the windows and door in advance. Ordering the windows in advance will help to move your repairs along faster. We will be contacting you to schedule the measuring shortly. Thank you for your patience and your cooperation. It is much appreciated and will benefit all in the long run!

CURRENT STATUS OF "28"

Location	Started	Status	Comments
25 Upper	Jan 7, 2019	Most structure & beams done	Windows, doors, metal on being delivered to MRCA
29 Upper	Jan 21, 2019	Most structure & beams done	Windows, doors, metal on being delivered to MRCA
64 Upper	Feb 4,2019	2 nd pour center beam 6/4/19	Windows, doors, metal on being delivered to MRCA
62 Upper	Feb 18, 2019	2 nd pour center beam 6/4/19	Windows, doors, metal on being delivered to MRCA
66Upper	Mar 4, 2019	1 st pour outer beam 6/4/19	Windows, doors, metal on being delivered to MRCA
67Upper	Mar 4, 2019	1 st pour outer beam 6/4/19	Windows, doors, metal on being delivered to MRCA
43 Upper	April 1, 2019	Scheduled 1 st pour June 18	Windows, doors, metal on being delivered to MRCA
44 Upper	April 18, 2019	Preparing for 1 st pour june 25	Windows, doors, metal on being delivered to MRCA
45 Upper	April 29, 2019	On-going	Demolition in progress
69 Upper	May 13,2019	On-going	Demolition in progress
53 Upper	May 27, 2019	On going	Flooring protection and supporting roof for demolition
16 Upper	June 10, 2019	As scheduled/Prepping for start	Condo being emptied/ had walk through
68 Upper	June 24, 2019	As scheduled/Prepping for start	Condo 90% ready – scheduling walk through
Location	Scheduled	Status	
314 Upper	July 8,2019	As scheduled	Emptied ready to go
309 Upper	July 22, 2019	As scheduled	Emptied ready to go
316 Upper	August 5, 2019	As scheduled	Please contact the MRCA office
313 Upper	August 19, 2019	As scheduled	Please contact the MRCA office need walk thru
322 Upper	September 2, 2019	As scheduled	Please contact the MRCA office need walk thru
323 Upper	September 30, 2019	As scheduled	Please contact the MRCA office need walk thru
324 Upper	October 14, 2019	As scheduled	Please contact the MRCA office need walk thru
49 Upper	October 28, 2019	As scheduled	Please contact the MRCA office
48 Upper	November 11, 2019	As scheduled	Please contact the MRCA office need walk thru
47 Upper	November 25, 2019	As scheduled	Please contact the MRCA office
56 Upper	December 9, 2019	As scheduled	Please contact the MRCA office
59 Upper	December 23, 2019	As scheduled	Please contact the MRCA office need walk thru
60 Upper	January 6, 2020	As scheduled	Please contact the MRCA office need walk thru
71 Upper	January 20, 2020	As scheduled	Please contact the MRCA office need walk thru
10 Upper	February 3, 2020	As scheduled	Please contact the MRCA office need walk thru

(Category C)

Windows and Door replacement – We have two contractors preparing quotes for the replacement of these windows and doors. These are the doors that were blown out or severely damaged (beyond repair) during the 2017 storms. Once we get the formal proposals eta 6/10/19, they will be discussed and consideration at the next Board meeting on June 13. We thank you for your continued patience. FYI, going forward all new windows will be white impact resistant windows.

Storm Shutters – If you have shutters, please make sure they are serviced and operable. Often when it is time to close the shutters, we find that they are stuck, hard to move or completely inoperable. Don't let this happen to you in the event an eminent storm is anounced and you need to close them. It can mean the world of difference to how you weather the storm.

Extermination



Schedules are as follows:

JUNE, 2019

- Buildings 7-32
- Buildings 40-49, 54-69
- Buildings 50-53, 71-73,308-324, 501-516

Monday, June 10th
 Tuesday, June 11th
 Wednesday, June 12th

JULY, 2019

- Buildings 7-32
- Buildings 40-49, 54-69
- Buildings 50-53, 71-73,308-324, 501-516

Monday, July 8th
 Tuesday, July 9th
 Wednesday, July 10th

MRCA Administration

Office land lines	340-777-6880 (ph) 340-777-6886 (fax)
Cell phone lines:	340-643-2716 or 340-643-2718.
Website	www.mahoganyruncoa.com
For General inquiries	info@mahoganyruncoa.com
For Work Orders	llake-inniss@mahoganyruncoa.com
For Accounting	psmith@mahoganyruncoa.com
For Management	acallwood@mahoganyruncoa.com
For the Board	mrcaboard@mahoganyruncoa.com

Board Info:

MRCA's Board will meet least once per month usually the 2nd Thursday evening of each month and occasional Saturday Mornings for inspections and walk throughs of the construction projects. Occasionally there will be urgent in person or teleconference sessions when needed). Urgent issues warranting immediate discussion may also be done via email.

MRCA 2018-2019 Board Members are:

President	Sharlene Harris	Vice President	Bill Quetel
Treasurer	Cassandra Francis	Secretary	Charlene Jones

Other Board members: John Calnan, Pete Mabe, Michael Lotterman, Raul Wong

Common Charges/Dues May's Statements sent out 5/7. If you did not receive your statement, please let us know.

- Statements are normally sent by the 4th business day of each month and payments are due on or before the last business day of the month.
- Payments – please be sure to include your **unit #** and **your signature** on your checks and to make payments by 5:00pm on the last business day of each month. Payments dropped off after the close of day and the last day of the month is considered late.
- **Do not leave checks at the Security Guard gates.** Please drop them in the office in the drop box @ 316Middle.
- If your account is delinquent, please contact management about a payment plan to get you back to current.
- For your convenience you may make your payments through ACH Debit. Contact the MRCA office at info@mahoganyruncoa.com for application forms.
- If you are delinquent, please contact us about a payment plan. MRCA is now imposing all penalties if the delinquent policy including water disconnection, liens and small claims suits.
- Persons not paying their dues affect the bottom line, taints the budget and adversely affect the associations ability to perform.

MRCA FINANCIALS - For financial information, please refer to the MRCA website at www.mahoganyruncoa.com under the owners only section. You will be required to sign in with an authorized user login and password. If you do not have access subscribe via the website or send us an email and we will send you the invite to create your own login and password.

*****Delinquent accounts*****

(liens will be published on the website)

<u>Owner</u>	<u>Condo</u>	<u>Due</u>	<u>Action</u>	<u>Status</u>
Taryn Johnson	40 Lower	\$1,815.47*	lien filed	Making payments
R Schluessel & Cynthia Conti	40 Upper	\$3,141.88*	lien filed	payment plan
Cynthia Brandt	41 Upper	\$8,928.26	lien filed	Small claims TBA
Julien Williams (Bankruptcy)	44 Middle	\$12,387.52	Lien filed	TBA
Duane Donavon	47 Lower	\$21,505.23*	Consent judgement/execution	TBA
Dennis & Nancy Kissman	59 Upper	\$17,425.22	lien filed	Small claims TBA
George Kendrick	60 Middle	\$14,042.72	lien filed	Small claims TBA
Norman & Charlene Henderson	66 Upper	\$3,218.62	TBA	Over 60
Elizabeth Zimmerman	506Upper	\$11,475.61*	lien filed	payment plan

** Indicates one or more payments made since last update*

The delinquent accounts above are at least 90 days past due. If you have not set up a viable payment plan with the MRCA office, please do so now. Failure to do so will lead to collection attempts ranging from water disconnection to liens and lawsuits. As warned in the last update, we have processed liens, scheduled some water disconnections and are preparing small claims paperwork. You still have time to act. All costs involved in collections will be billed to appropriate accounts. accordingly.

If you have not yet paid May's fees, you too, are now delinquent and will be added to the delinquent account if you become over 60!



Need to rent space? – Some unit owners have already indicated that they may have rental space available. Please contact the MRCA office at info@mahoganyruncoa.com if you are looking for space to rent. You may also call the office at 340-643-2718.

Have a rental available? - Any owners with available condos, please provide us information, such as size, rent, & contact info so that we may assist our owners needing to relocate by referring them to you.



coming together is a beginning

keeping together is progress

working together is success

Henry Ford

As always, we thank you for your patience as we strive to bring the Mahogany Run Community back stronger and better than before!

#Mahogany Run Strong #VI Strong

Angela Callwood, General Manager

Mahogany Run Condo Association

Disclaimer: Ads in this newsletter and MRCA website are solely independent and are not endorsed by Mahogany Run Condo Association.

NEW YEAR. NEW VIBES. NEW SCHEDULE.

MONDAY

7AM - HOT YOGA

5:45PM - ZUMBA FIT

6:45PM - BEGINNER'S RIDE

TUESDAY

6:45PM - SELF DEFENSE

WEDNESDAY

5:45PM - ZUMBA FIT

6:45PM - OLD SCHOOL RIDE

THURSDAY

6PM - POP CYCLE

7PM - YOGA - ALL LEVELS

FRIDAY

5AM - SUNRISE CYCLE

7PM - SOCA CYCLE & SIP

SATURDAY

9AM - SELF DEFENSE

SUNDAY

8AM - MORNING SPIN

9AM - KICKBOXING

OUR PRICING:

DROP IN CLASS - \$20

5 CLASS PACKAGE - \$75

10 CLASS PACKAGE - \$135

20 CLASS PACKAGE - \$240

1 MONTH UNLIMITED - \$150

Register online:

www.sweetfitvi.com

You can also call or
text to reserve your
spot! 340.626.9942

SWEET FIT VI
FITNESS STUDIO

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