

ANNUAL REVIEW TO PROPERTY OWNERS

Using the calendar year 2016, this is a condensed, review of the Board actions for DTPOA:

Drainage repairs continued to be the main concern for the subdivision. Part of the subdivision drainage easements had been updated in 2015, the remainder to be completed in 2016. Contractor bids on the final section of drainage ditch rehab were received and Bleyl Engineering's final bill for their engineering report was presented and paid.

Homeowner break-ins were discussed, along with gun fire in the neighborhood, and MCSO was notified. A website to encourage communication between homeowners was mentioned, ie the Next Door site. This is not the authorized DTPOA site but might prove helpful to property owners for quick notification of events occurring in the neighborhood. Additionally Neighborhood Watch signs were discussed but MCSO indicated they were of no advantage.

Four intersection street lights were approved to be installed by SHECO; final expense was \$1,925.00 total. Trash service was discussed and providers were to be contacted for the possibility of getting the whole subdivision a discounted rate for trash pickup. No further action has been taken since contact was made.

Drainage bids for work at Bush Buck to WBL, including hydro seeding, were received and one bid was approved for \$23,000.00. Construction was delayed due to weather.

Increase in annual dues was discussed to cover increase in costs of grounds maintenance and drainage issues. We understood that not all areas of the subdivision had flooding issues, but the amount spent in 2015 and what was foreseen for 2016, were going to be expensive and yet had to be considered. By the time weather allowed for construction, the subdivision had funds available for the remainder of repairs from Water Buck Lane to the East Boundary. Construction spending cap was raised \$12,000.00 to \$35,000 total. All work was completed June through August.

An annual mowing contract and pond property fencing were discussed. Bids were received for an annual mowing contract and a contract was approved for the year, on an as-needed basis. Matt Adams will make the decision when to call for mowing. Fence repairs are expected to be completed during the first quarter of 2017.

The Board approved an annual Dues increase from \$240.00 to \$288.00 as allowed under our By Laws.

Fowler Law Firm reviewed our updated ACC forms, Builders Packet and Construction Guidelines and filed the documents in Montgomery County records.

At the Annual Meeting, Katherine Baker and Rachel Simons were elected to the Board for 3 year terms. Several days after the election, Rachel Simons resigned for family responsibilities and an appointment had to be made for her position. Stephen Naleway was appointed for that position and the 3 year term.

During the year, John Cisneros was appointed to fill the original position left by Stephen Naleway and in December Clarence Farrow was appointed to fill the position created by the resignation of Loren Zawodney. Both positions will run until September 2017:

ACC and Board reviewed Solar Panel submission and application issues with Fowler Law Firm, visited a subdivision with solar panel applications, had a review and report from an expert on solar panel applications - all to fulfill our due diligence on the variance of our original ccrs with current state laws.

Throughout the year the Board made decisions on delinquent accounts and for violations of deed restrictions. Past Due Notices were sent and Justice Court cases were filed as necessary.

This review has outlined our substantive issues at Board meetings. Your Board continues to do our best to uphold and maintain our property values in this subdivision. We are all in this together and want peaceful, aesthetic living conditions which we all can enjoy.

Katherine H. Baker, President

Matt Adams, Vice-President/ACC Liaison

Stephen Naleway, Treasurer

Clarence Farrow, Secretary

John Cisneros, At Large