

NEWSLETTER  
SUMMER 2021



President  
Todd Huth

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Term expires Feb 2023

Vice President  
Patricia Anderson  
Term expires Feb 2023

Treasurer  
Sherri Nowell  
Term expires Feb 2022

Secretary  
Edwynna McKee  
Term expires Feb 2022

Member at Large  
Mike Bruns  
Term expires Feb 2022

Property Manager

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DECK INSPECTIONS

Rich Fisher will be on sight on Monday August 23<sup>rd</sup> to complete a thorough property wide deck inspection. He will create a list of repairs and then report back to the Board of Managers for direction. Starting at unit 118 around 9:00 he will work his way down the hill and access the decks by his ladder so you will not need to be home for this inspection to occur.

FINANCIALS

The Roof Replacement project was completed according to plan. The decision to schedule the project when we did was lucky, as the price would be far more expensive today. Our reserves are low, but growing, as we recently completed the roof replacement and parking lot resurfacing.

As of July 31, 2021 the COA had total assets of \$51,801.

OTHER TOPICS

The Board will continue to watch spending closely but have a few maintenance projects that will be completed this fall. As discussed above, there will be deck repairs to be completed as needed.

There are trim boards on each building that have been identified and will be replaced. The builder installed low grade trim boards and they are being replaced with solid wood boards.

The Board has also voted to have the steps and entrance areas cleaned then the steps will be sealed with a semi-transparent darker stain. This will cover many of the blemishes in the wood that has happened over time. You will be notified in advance as this project is scheduled.

Trap Your Moles has been hired to mitigate the mole population in the community. This will be an ongoing effort so the traps will be here to stay for the remaining of the season. Please keep children and pets away from the traps and be cautious when walking in the turf as there are many things that can cause uneven ground.

Parking reminder: if you have two vehicles and a garage, the second vehicle must be parked in the garage. Visitors are to use the ample visitor parking located throughout the community.

Please keep the following in mind to help you and your pet be respectful neighbors: As you walk your pets, please remember to try to maintain a respectful distance from windows in lower levels. During summer, windows and blinds are often open, and this is the neighborly thing to do to help maintain privacy. As you take your pets for a bathroom break, please guide them to areas other than the lawn directly in front of units where owners and visitors are walking to and from cars.

**RESIDENT TO RESIDENT**

Time for an insurance review? Jeremy Spagnuolo from Buckeye Insurance is the agent that handles the COA's master policy. He also does individual condo policies and is a great resource to make sure that you are properly covered. His office number is 513-860-4158.