



THE KNOLLS PROPERTY OWNERS' ASSOCIATION 2025–2026 Accomplishments

Financial Stewardship – Treasurer - Stewart Osgood

- Strengthened financial controls, compliance, and insurance coverage
- Established a long-term reserve funding strategy and implemented professional accounting support
- Collected outstanding assessments and reduced accounts receivable to zero as of January 2026
- Resolved legal and financial issues that existed at the start of the fiscal year

Community Improvements – Common Area Committee – Stewart Osgood

- Refreshed neighborhood entrance signs and monument walls
- Addressed erosion issues in common areas
- Completed a Pavement Condition Index (PCI) inspection of all 12 POA-owned tracts and developed a long-term maintenance plan
- Completed repairs and preventative maintenance on Tracts D, E, and T

Architectural & Property Management – ACC Committee – Mark Pelley

- Reviewed and acted on 20 Architectural Control Committee (ACC) requests, including new home construction, garages, carports, re-roofing, exterior painting, decks, sheds, driveways, retaining walls, screen walls, and RV screening
- Continued timely review and oversight of architectural and construction projects to help maintain community standards and protect property values
- Addressed architectural compliance matters and worked with property owners to resolve violations
- Managed six active ACC requests currently in process

Firewise & Community Safety – Fire Safety Committee – Bill Davis

- Renewed Firewise USA® Certification for the fourth consecutive year
- Residents contributed more than 1,100 volunteer hours and invested over \$103,000 in wildfire mitigation efforts
- Removed approximately 3,500 cubic yards of hazardous vegetation, the largest reduction achieved to date
- Expanded wildfire preparedness through community education, bark beetle awareness efforts, and Home Ignition Zone Assessor training

Communication & Community Engagement – Social/Community Committee – Whitney Fentress

- Maintained the POA website and Facebook page to keep residents informed of community news and projects
- Conducted successful Board elections and continued transparent communication with property owners
- Expanded resident involvement through committees, neighborhood events, and volunteer programs

A Year of Progress

The Board has focused on preserving property values, improving community appearance, strengthening wildfire resilience, maintaining critical infrastructure, and ensuring the long-term financial stability of The Knolls.