

Newsletter

Nov- Dec 2025



WELCOME TO THE HOA NEWSLETTER!

I hope you enjoy this latest version of the Newsletter. Send comments to the Board at: Board@cabinbranchforest.com



Fall is here and how beautiful the trees are in the Cabin Branch neighborhood

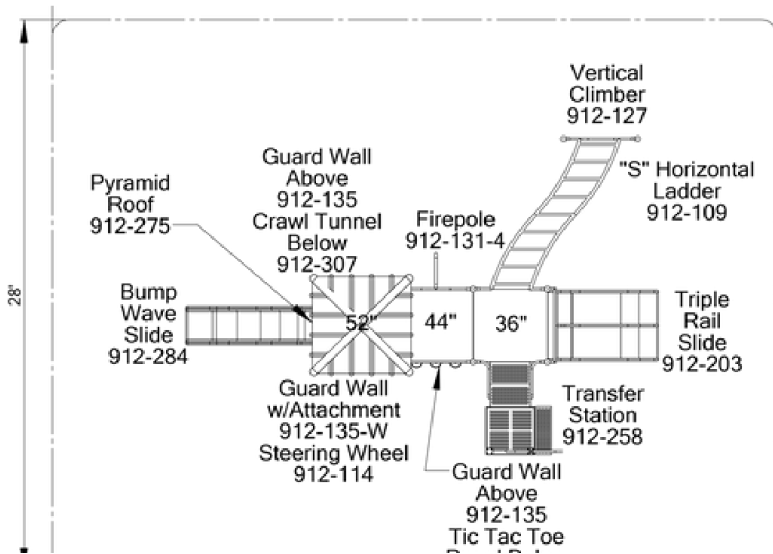
In This Issue:

- The tot lot play area progress
- Photos from Halloween and Bunco
- Upcoming events

We had a great Block Party and a big thanks to Consuela for organizing the event and the Bunco Halloween get together thank you Becky for hosting. As usual the neighborhood did an amazing show for Halloween so many of you really lit up the neighborhood, it was brilliant and I have included photos



Cabin Branch Forest HOA - Tot Lot area progress



The Board discussed the proposals for the Tot Lot improvements and have agreed on the expansion of the play equipment and

providing better safety for the children. We see a continued expansion of use of the play area and believe this is a value add for our properties whether we have children at home or not. Our first investment this past quarter replaced the trash bins with ones that close.

The Board believes that the full improvements will require a one-time Special Assessment of approximately \$400.00 per household, this will not only be an investment in the Tot Lot play area alone but in the value of the properties in the neighborhood. This special assessment and capital improvement requires the majority of the community approve of this proposal through a special meeting and vote.

Very shortly the Board will begin the process of circulating a formal proposal to the members, seeking feedback and comments, and culminating in a special meeting and vote. Our intention is to make a final decision prior to the end of the year, and if approved, place orders to lock in pricing.

Upcoming Events

GET READY FOR THE HOLIDAYS

As the holidays arrive, watch for twinkling lights please remember to take down the lights within 30 days after the 25th, December.

Look for the visit from Santa on the fire truck which is currently scheduled for December 9

The link for tracking Santa during each event will be glympse.com/!SterlingSanta



TBD

HOA Meeting

The Board HOA meetings are held quarterly, and an email is sent via email to notify every one of the date

If you have questions or ideas for future events
Contact us at board@cabinbranchforest.com