

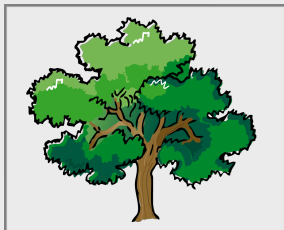
# Hickory Bay Towers

"Communities fail when they don't look for what they appreciate about each other" Erin Napier, Home Town

## Tree Removal

The security lights in the front of the building were blocked and malfunctioning due to the size of the trees in that area. They had also overgrown the islands and the roots were breaking the curbs. These trees had been topped four years ago. For the security and safety of our residents, the board decided rather than face the expense of having the trees topped every four years it would be best to remove them. We would like to see small growing trees or some type of bushes be planted in those areas, however the stump removal company has suggested that nothing be planted in the area until next spring to allow deterioration of the sawdust for richer soil.

The trees in the back of Building 1 are also overgrown. They were trimmed away from the power lines by NES last fall but no immediate plans have been discussed by the board for topping or removal at this time.



**Next HOA Meeting**  
**Dec. 12, 2023**  
**Building 2, 7 P.M.**

## Board Elections

The sign up sheet for the 2024 Board of Directors will be posted on the bulletin board in both buildings in late November. All positions are up for election with 4 individuals being elected from each building plus 1 at-large position which is elected by a majority of unit owners in both buildings. Please consider volunteering to serve on the board. Several of the current board members have served for a number of years and may like to take a step back allowing others to serve. Each homeowner running will be required to be in good standing (not in arrears on HOA fees or in violation of any policies) at the time of the nominations. After nominations are made, HALO will send out the list of nominees and proxy forms for the election to be held at the January 9th homeowner's meeting. Our Bylaws require that a quorum (59 owners) be met for an election or the new slate of officers will be voted on by the current board members. **Therefore, we need each homeowner to make certain they either come and vote or give their proxy to another homeowner for their vote to be cast.**



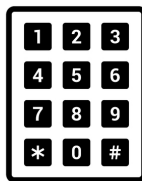
## Roof Update and Elevator for Building 2

We continue to work with Centennial Roofing on the roof repairs. All reports are back from the engineer. Negotiations for repairs are ongoing between the roofing company and the insurance company. We are hoping for repairs to begin before year end.

A new elevator for Building 2 is on order. We have been advised that if the elevator motor stops there are no replacement parts available so the Board has decided to be proactive and purchase a new elevator. It should be ready for install by the first of next year. Installation could take a maximum of 7 weeks at which time the elevator will be inoperable. For those who cannot use the stairs, plans for exiting the buildings should be made accordingly. More information will be posted as we know particular dates of installation.

## Entry System

The entry system to our complex is designed for an access code for each individual unit. The name and phone number of the resident is programmed into this system to allow entry. This code can be shared with family and friends however you should refrain from giving the code to delivery or repair personnel. A visiting guest may gain entry by looking up the resident's name on the entry system and pushing the call button. This will call the phone number on record and the resident can then push "9" on their phone to unlock the door. If a resident does not want their name listed in the resident directory, guest will need to ask for someone to meet them at the lobby door to allow them access to the building.



When residents move out/in a new code with the new resident's name is completed in the system. This keeps former residents from having access to the building.

During power outages in the building the entry system will not work. A good practice would be to keep your key to the front door (which also unlocks the back and



side doors and the bathrooms at the pavilion) available for times when the power goes out and entry is required.

## Emergency Exit Lighting

The emergency lighting in the hallways is designed to allow occupants of the building to have enough lighting to exit the building at the time of losing power. According to the manufacturer they should stay on for **approximately 90 minutes**. These are battery operated and are not designed to stay on for long periods of time such as the outage we experienced in July. Please make sure you have auxiliary lighting (such as a flashlight) for your use when exiting your condo during a long period of electrical outage.



## Exterior of Units and Window Treatments

It has come to our attention that some of the sliding screen doors on the patios are not mounted properly to the door or the screen door is in disrepair. Some window coverings are not following the Rules and Regs which state on page 8 (6) "To maintain the attractive and uniform appearance of the exterior, everyone will be expected to hang a permanent drape or curtain over every window and door in his / her unit. All such coverings must be lined and visible from the outside as solid white, off-white, or such neutral color as "having little or no decided color, free from mixture of other colors." Please take a moment to view your condo from the outside of your unit and make any necessary corrections.



## Carports

The carports on the property are owned and deeded to specific condo units. Unless given permission or renting a carport space from an owner no one should be parking in any empty spaces in the carport areas.

