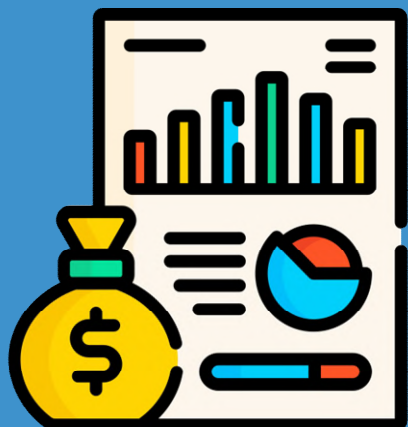


# NEWS FROM YOUR BOARD

## MAY FINANCIAL HIGHLIGHTS



Through May 31, 2025, **overall financial performance was strong**, with a net operating surplus of \$1.77M, \$123K above budget.

- Golf & V's results were near budget, with lower golf revenue offset by reduced expenses, while V's outperformed expectations.
- HOA and Club Operations exceeded budget by \$182K, driven by strong Activities and Fitness results, despite Spa underperformance and higher utilities.

The **2026 budgeting process is underway**. This year, we're focusing on a more comprehensive funding plan for the HOA Reserve and Capital Improvements Fund. Operating budgets for HOA Operations and Golf/V's will follow, aligned with community needs. To enhance transparency, a plan preview will be shared with the community in October, well ahead of the November deadline.

If you have any questions, please contact us at:  
[tavfinancecommittee@gmail.com](mailto:tavfinancecommittee@gmail.com).

## BOARD ROLE ON COMMITTEES

### Supporting Committees through Aligned Board Liaisons

We have clarified that each Committee will have one board liaison, serving as an informal communication bridge - offering guidance, monitoring progress and ensuring alignment with board objectives, while refraining from directing or controlling the committee's work.

This structure helps protect the independence, transparency and effectiveness of the committee process.

## COMMUNITY SURVEY RESULTS

### Thank You for Sharing Your Voice

We had 1,726 residents respond to our recent community survey! We are reviewing the results and expect to communicate findings some time in August.

### Gift Card Winners to be Revealed 7/17

The gift card winners from the survey will be announced during a live randomized drawing at the July 17 BOD meeting at 2 PM. Join us in person or via Zoom to find out who wins!

## COMMUNICATION UPDATES

### Commitment to Transparency

In response to resident feedback, we've improved how we share board decisions.

All official documents are now available on **MTL** under **BOD/Assn > Documents**. A new form clearly outlines each request, including details, costs, funding sources, and board member vote results. Thank you for your continued engagement.

## CONSTRUCTION



## FROM YOUR CAPITAL IMPROVEMENT COMMITTEE

**The Commons Update** - We have selected Crosspoint Contracting, LLC for the interior remodel of The Commons. Contract negotiations are in progress, and work will begin once finalized. As part of our Commons renovations, we are **replacing the aging roof** (using our reserve funds). Work is already underway and should take a few more weeks. This will ensure the remodel of the interior will be protected from any water leaks.

**Pickleball Lighting** - The lights are now scheduled to be installed starting on July 28, with a completion date of August 8. Shortly after the light installation, the courts will be resurfaced. We're excited about these upgrades and look forward to providing you with an improved experience by the end of September!

## Resort Management Happenings

- New Mistert on V's Patio - we can now dine outside on the patio in comfort during the hot summer months at V's! New misters were installed, which have reduced temperatures by about 15 degrees. We are already hearing positive comments from both residents and the public. Come and see for yourself!
- Basketball Court Resurfacing in Progress - Soon, you and your neighbors will be able to enjoy a freshly resurfaced and newly painted court. This was a planned maintenance expense, and the upgrade not only enhances curb appeal but also ensures a safer, more inviting space for families to play and connect.
- V's Restaurant Restroom Renovations Underway - We're excited to share that our restrooms are getting a fresh, modern upgrade! Renovations are part of our ongoing commitment to maintain high standards and continually improve the guest experience.

## Sneak Peek Alert: What's New & What's Next – Don't Miss Out!

Check out the links below for a quick look at what's new & what's coming!

- **New misters on V's Patio** - see them in action!  
[CLICK HERE](#)
- **The Commons "Before" Tour** - with a preview of what's ahead  
[CLICK HERE](#)

## WHAT'S COMING!

Maintaining public assets in an HOA isn't just about aesthetics - it's about protecting our investments, ensuring safety and supporting long-term community health. See below for exciting changes you can expect to see *during the summer months!*

- **Kiva Tennis and Pickleball Court Resurfacing** - We're refreshing the Kiva courts with a new US Open style blue and green surface, bringing a cleaner, more modern look. Work is scheduled for completion by the end of September. (*Note: Mita courts are not scheduled for resurfacing until 2026*).
- **Golf Bunker renovations on holes #17 and #18** - this is phase 3 of a multi-phase project to renovate all our greenside bunkers on the golf course. For this phase, we will be renovating six greenside bunkers on these specific holes, funding the project via proceeds from Golf & V's operation.
- **Roadway Resurfacing - Trilogy Blvd and BlueSky Drive** - We continue to invest in homeowner well-being with a mill and overlay project (Trilogy Blvd from Vistancia to 129<sup>th</sup> Lane and BlueSky Drive from Trilogy Blvd to El Mirage Road). This will continue to ensure driver safety and comfort, preserve infrastructure longevity and maintain property appeal and value.
- **Kiva Locker Room Renovations** - it's been 20 years since our locker rooms have been refreshed. With board approval, a major remodel will soon be underway that will reflect a refreshed, spa-like design, resulting in a more enjoyable experience for all.

## Our Vision

To be recognized as the premier community for an active adult lifestyle.

## Our Mission

To enhance our highly desirable resort style environment by providing community preferred amenities, facilities and services through responsible resource management.

**REMINDER!**  
**NEW BOARD WEBSITE:**  
[WWW.TVABOARD.COM](http://WWW.TVABOARD.COM)

**GOT 2 MINUTES?**  
**Show off your community spirit on video!**  
We are seeking resident volunteers to submit a brief (<2-minute) video for our site's video section. For details, please contact Jennifer Thomasson at [JThomasson@associatedasset.com](mailto:JThomasson@associatedasset.com)