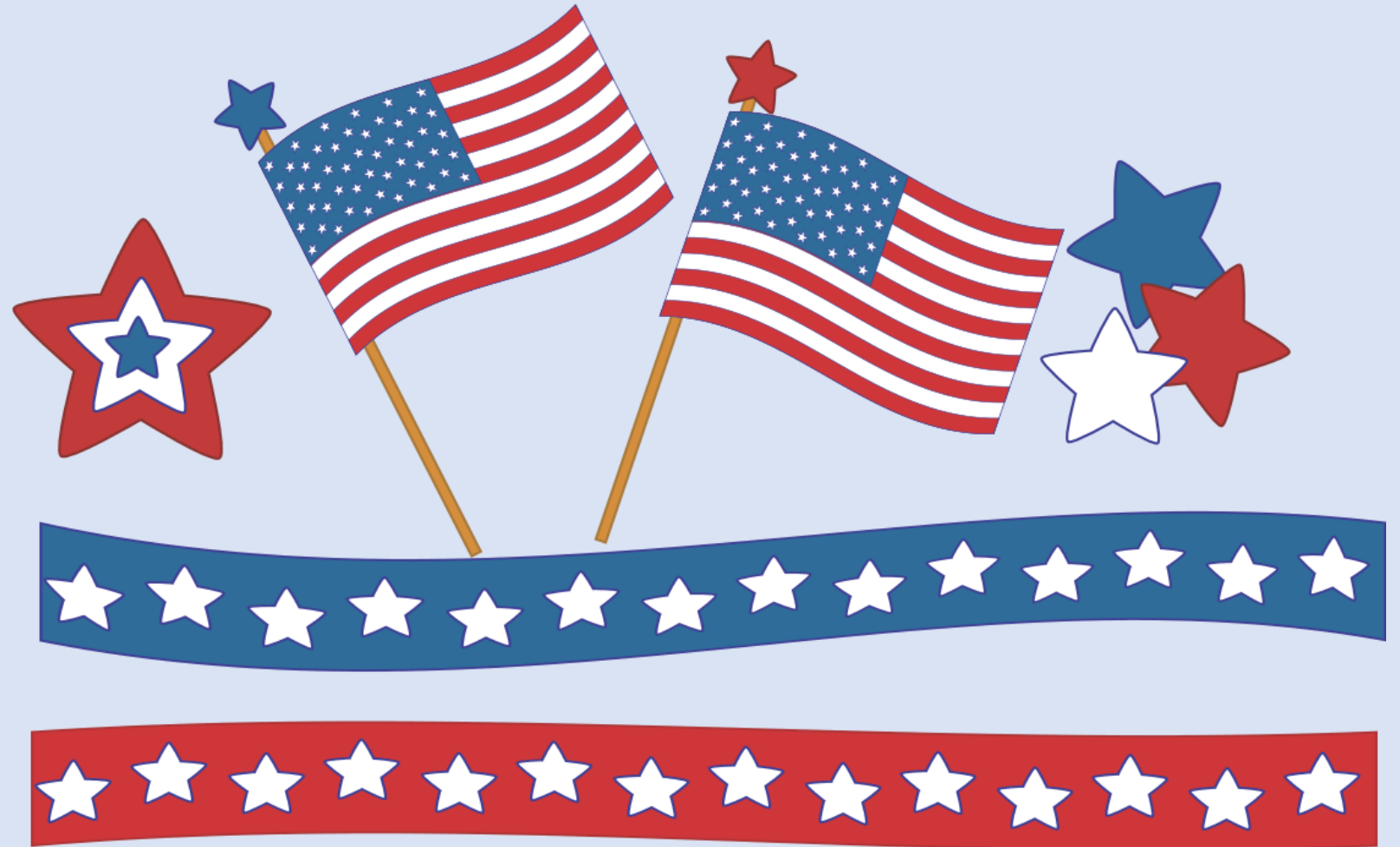


***TUSCAN
VILLAGE
NEWSLETTER
JULY, 2020***





July Updates



From Bobby:

- Currently office hours are still suspended due to Covid 19
- I will mainly be on site, but still have some training to do. When on site I will be answering phone calls, otherwise it will be forwarded to the customer care line. Best way to reach me is by email. I will do my best to reply before the next business day.
- I have really enjoyed my time so far at this Community and how welcoming everyone has been.
- It has been a pleasure to meet everyone I have so far while I am walking around. I look forward to the day we can shake hands and talk without a mask!

From Linda: The clubhouse is closed until further notice

- Please participate in the outdoor water classes and the online fitness zoom classes for your health and wellness. It's the best deal in town!
- We hope to see you on the morning of July 2nd for our **Sidewalk Drive by Meet & Greet w/ Bobby Garansuay!** Look for the info flyer!
- We have 20 signed up for the July 14th – Antonelli's Virtual Cheese Class ! It's not too late to sign up on the Evite.
- The Water walking session is a hit, it's free- learn 15 moves you can do on your own while staying cool in the pool
- New Fun 50's – 60's water dance class happy hour space is limited – sign up on Eventbrite
- New Tai Chi wellness class is coming in July

July 2020

Blue = Fitness Black = Tuscan Private Board Meetings Green = Landscape Committee Navy Blue = Tuscan events Purple = Resident Lead Games Purple = Resident Lead Clubs
 Linda Michael – Tuscan Village Member Services Director – 512-771-7622 linda.michael@fsresidential.com Revision01 6.25.20

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 9:00 am – 10:00am Water Aerobics 2:00 pm– 4:00pm Virtual Book Club	2 8:00 –Pickleball 8:30 am – 9:30 am Sidewalk meet and greet HOA GM Bobby Garansuay 9:30 am Swim 11:00 am Ch Yoga	3 8:00 am Greenbelt Walking Group 10:30 am Virtual Yoga	4 8:00 – 10:30 am Pickleball Group  Happy 4th of July
5	6 9:00 am – 10:00am Water Aerobics The Pool/deck will be closed from 10:00am to 2:00pm for inspection	7 8:00 – 10:30 am Pickleball Group 9:00 am Virtual Strength & Tone 12:00 – 1:00pm Swim class	8 8:00 am Tai Chi at the pickleball court – Free 9:00 am – 10:00am Water Aerobics 10:30 am Virtual Landscape Meeting	9 8:00 – 10:30 am Pickleball Group 9:00 am Swim 11:00 am Virtual Chair Yoga	10 8:00 am Greenbelt Walking Group 9:00 am –9:45am Water Walking 10:30 am Virtual Yoga	11 8:00 – 10:30 am Pickleball Group
12	13 9:00 am – 10:00am Water Aerobics	14 8:00 – 10:30 am Pickleball Group 9:00 am Virtual Strength & Tone 12:00 – 1:00pm Swim class 5:00 pm Virtual Antonelli's Cheese	15 8:00 am Tai Chi 9:00 am – 10:00am Water Aerobics	16 8:00 – Pickleball 9:00 am Swim 11:00 am Ch Yoga 7:00 to 8:00pm Free 50's – 60's Water dance class and happy hour w/ Val via Eventbrite	17 8:00 am Greenbelt Walking Group 10:30 am Virtual Yoga	18 8:00 – 10:30 am Pickleball Group
19	20 9:00 am – 10:00am Water Aerobics 3:30 – 5:00 pm Virtual Class ~Change Stress to Resiliency	21 8:00 – 10:30 am Pickleball Group 9:00 am Virtual Strength & Tone 12:00 – 1:00pm Swim class	22 8:00 am Tai Chi 9:00 am – 10:00am Water Aerobics	23 8:00 – 10:30 am Pickleball Group 9:00 am Swim 11:00 am Virtual Chair Yoga	24 9:00 am –9:45am Water Walking 10:30 am Virtual Yoga	25 8:00 – 10:30 am Pickleball Group
26 7:00 pm Lofts Virtual Book Club	27 9:00 am – 10:00am Water Aerobics	28 8:00 – 10:30 am Pickleball Group 9:00 am Virtual Strength & Tone 12:00 – 1:00pm Swim class	29 8:00 am Tai Chi 9:00 am – 10:00am Water Aerobics	30 8:00 – 10:30 am Pickleball Group 9:00 am Swim 11:00 am Virtual Chair Yoga	31 10:30 am Virtual Yoga	

NEW SECURITY CAMERAS

No guests or children are allowed on the pickleball courts or in the pool or deck



We will keep you posted when things change and we can resume inviting guests and children to the pool.

Per the resident boards we will install new security cameras around the pool deck areas, pickleball court, clubhouse dumpster, front clubhouse parking lots, activity and fitness rooms.

We will email the timeline

When you can expect to meet Bobby on
your street.

Wear your red white and blue!
For the fun of it.

We live in strange times.


We wanted everyone to be able to meet
Bobby in person,
We hope to see you!





SIDEWALK MEET AND GREET
TUSCAN'S NEW HOA GENERAL MANAGER
BOBBY GARANSUAY
THURSDAY, JULY 2ND
8:30 AM—9:30 AM

Please join us in welcoming your new HOA manager !
We will be driving the neighborhood streets in the mule cart with the mic / sound system. We will begin at the loft parking lots at 8:30 am working our way to the Townhomes via Lucia Circle, Gallia Drive, Lucia Cove onto the Villas Belforte Ave, Delfino Circle, Amiata Ave to Versilla Circle finishing the tour at Rivalto Park and Medici Ave. A timeline will be sent via email.
***Loft residents facing the parking lots please use your balcony, Other Loft residents, please social distance by 6' feet and wear masks in parking lot in front of your buildings.*

 **Wear your patriotic colors!** 

Antonelli's July 14th Virtual Cheese Tasting 5:00 – 6:00pm

sign up on Evite – pick up your cheese
board at the clubhouse between 3:00 –
4:00 pm - \$40.00 pp





Transition News



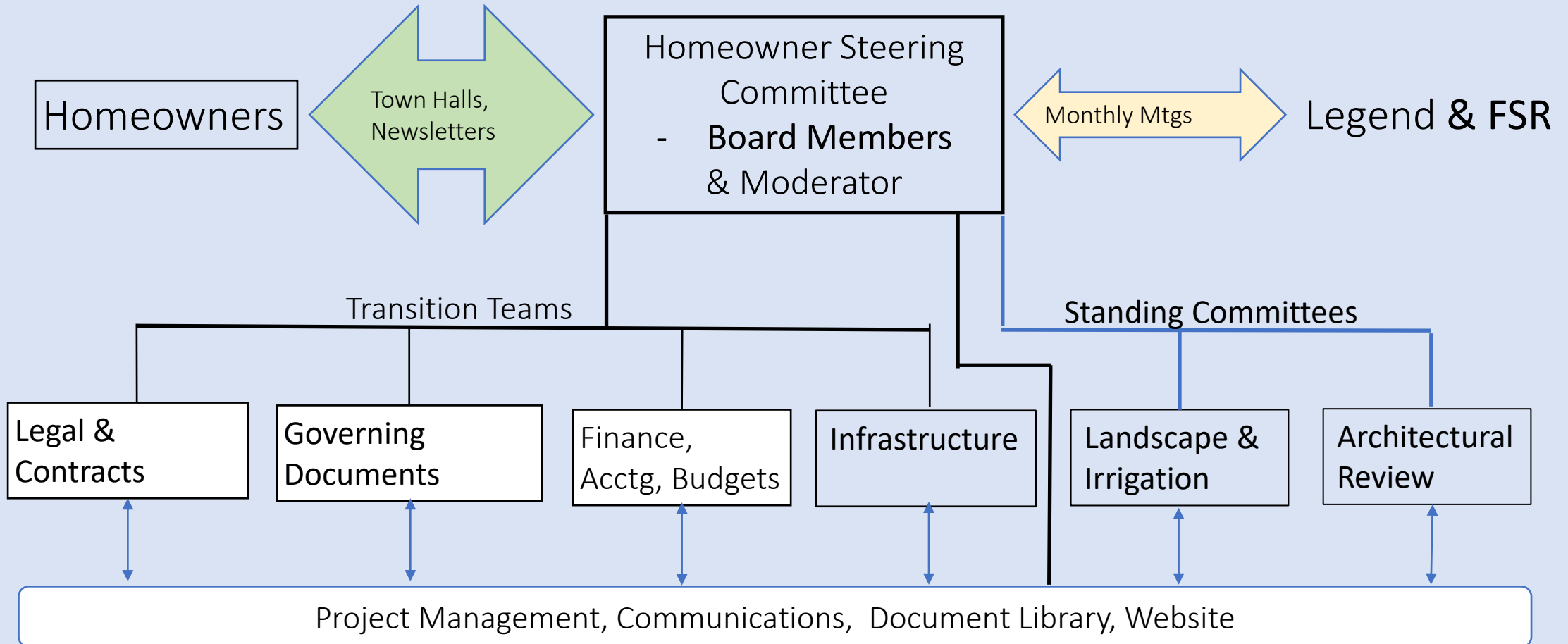
July 9, 2020 - Lofts will be transitioning from Developer to Resident Control.

July 16, 2020 - Master association will be transitioning

There are over forty residents working on the two transitions and management of the Association. This process began in June, 2019. We are blessed with so many capable, empathetic and service-oriented people in our small but desirable village.

- The Steering Committee of resident Board members
- Four Transition Teams: Legal & Contracts, Governing Documents, Finance, Accounting & Budgets and Infrastructure. The Landscape & Irrigation Committee (LIC) and Architectural Review Committee (ARC).
- Along the way, we added ad hoc groups such as the Communications team which is keeping the residents informed. The Lofts have several in-house teams such as the one that drafted the amendments to the Lofts Subordinate Declaration and Bylaws. The transition of the Lofts is proceeding on a parallel path to that of the Master.

Master Transition Organization Chart and Process





Transition Team Accomplishments



- Drafted amendment to the Master Declaration and the Lofts Subordinate Declaration to simplify and facilitate management post-transition.
- The Amendment to the Master has been reviewed with an outside attorney retained by the Resident Board members, by the Developer (Legend) and their attorney.
- We are on track to get the Developer's concurrence and filing with Travis County prior to the transition dates. All HOA documents are required to be filed with the County.
- We are collecting drawings, financial data and contracts.
- Created a knowledge base and Digital Data library to house all the computer files and data.



Accomplishments Continued



- Started construction of a website focused on resident needs and which will be easier to navigate than the FSR Portal.
- Running inspections of the infrastructure. The clubhouse and retaining wall inspections have been completed. The swimming pool and boiler room and pumps are next. The final walk throughs are underway and punch lists are being drafted. We will be reviewing the punch lists with Legend for corrective actions.
- Legend has started work to address problems identified in the clubhouse.
- The Landscape and Irrigation company, WLE, is working on a get-well program for the Landscaping with weekly feedback. The WLE contract is under negotiation. The decision will be based on the performance going forward.
- The Management company, FSR, is working to get the financials clarified and accounts payables paid down prior to the Transition.



Community Manual



Coming to you Post Transition: A New and Improved all-Tuscan Village-wide Community Manual 2020

This new Community Manual2020 will have complete information for a “code of conduct” for all residents of Tuscan Village such as pets, parking, disposal of garbage and recyclables and ARC guidelines. In addition, there will be break-out sections for information particular to each of the three home types – Villas, Townhomes, Lofts.

The Committee working on this Community Manual2020 is comprised of two members from each sub community.

The Committee is looking for individuals from each home type community to review the document prior to it being brought before the new resident-run Master Board for approval. If you are interested in previewing the exciting new Community Manual2020, please contact Joan Rasmussen at hoajohanrasmussen@gmail.com



Infrastructure Updates



There's a lot of activity going on from an infrastructure standpoint.

- The Tuscan Village entrance fountain, which has been inoperative for several months, will soon be flowing again. Green Earth Landscapes, located in Spicewood, has been selected to pressure wash and clean the fountain, and replace the circulating water pump and filter. Hopefully, the fountain will be fixed by the time you read this newsletter.
- Staying with water issues ... let's talk about the Central Park Water Flow, often referred to as the Central Park "mud flow!" A company called Wet and Wild Plants, located in Dripping Springs, is scheduled to drain the water flow into two pools and wash down the stream channels. They'll then pump/recirculate the water by using filter bags to remove all the sediment. It's anticipated that this effort should be completed in two days. I've often been asked why this happened in the first place. The simple answer is that the water flow requires periodic maintenance, including draining, and this has not been done since the water flow's inception. I'm sure the new all-residents Master Board will be on top of this in the future.



Infrastructure Continued



In anticipation of developer to resident transition, the Infrastructure Committee was divided into three teams and inspected TV for infrastructure items which needed to be brought to the developer's attention. Mary L and Kathy E inspected the area around the Lofts; Ted K and Bari S inspected the area around the Townhomes, and Silva L, Gary P and I inspected the area around the Villas. The retaining walls, clubhouse, pool, pool deck and pool heater house were all previously inspected by professionals.

My sincere "Thanks" are extended to Mary, Kathy, Ted, Bari, Silva and Gary for taking on this effort.

John Maniscalco
Infrastructure Chair



Townhouse Talk



Your Townhomes HOA will be soliciting bids for the painting (including exterior sealing) of 101, 103, 104 and 107 Rivalto Circle Buildings later this year.

This will complete the painting of all Rivalto Circle Townhomes. Townhomes are generally on a 7-year painting schedule.

Townhome Owners will be notified when the schedule is firmed up.



HOA Elections



Election of Lofts Sub Association Board Members

On July 9, the two Legend Board members, Hayes and Deloney, will resign. Two Loft owners will be elected to the two vacated positions and join Gerald (Jerry) Babiarcz who is already on the Lofts Board. A Notice of the Special Meeting, Board Interest and Proxy forms have been already mailed out to Loft owners.

Transition of Master HOA.

On July 16, we anticipate that the Master HOA Board of Directors will transition to an all-resident board. New Bylaws, which will take effect on or before that date, call for a 5-member board with staggered terms elected by the boards of the three Sub Associations.



Dinner Club



Hosts

The Tuscan Village 2020 Winter Dinner Club was enjoyed by all you hosted and participated. We were delighted to have a 60 people sign up, which was an all-time high!

We also want to take the opportunity to thank all our hosts, including those for the Winter Dinner Club. Our wonderful hosts make the Tuscan Village Dinner Club a success!

We expect Tuscan Village Dinner Club to be back better than ever!

Pam Becker
Dottie Duncan
Cory and Dave Duty
Mary and John Kenney
Edna Fuller and Ram Matta
Cindy Ramsdell and Tom Wilson
Joan and Tom Rasmussen
Vicki Stancey
John Williford



Movies & Series To Watch



Hallmark Channel Movies

Virgin River

Northern Rescue

Sweet Magnolias

Unbelievable

Spinning Out

Longmire

Yellowstone

Space Force

Trial by Media

Marcella



Hints and Tips



Please contact Annetta Garrett for more information
ajaneg941@austin.rr.com

- Lynne T loves her lightweight spade designed for rocky soil. Easy on the back and tough on soil. Whateverworks.com K1683
- To spread grass seed just mix it with soil and distribute by hand
- Poke holes in mini loaf pans to scatter fertilizer
- *The Coconut Oil Miracle* by Bruce Fife (\$18) touts the benefits of the oil.
- Check with your doctor if Vaseline is safe for an open wound. It may help with healing and reduce scarring. Also, check to see if icing will help bruises heal.
- Oral-Pik Traveler Plaque Remover may help between dental check-ups.
- Castor oil and a q-tip may help remove mascara.



Hints and Tips Continued



Annetta recommends the following services:

Computer Guy- Mike Halprin 512-663-8594- will set up Roku

Starteck Electric- Bart Bade – He will change out your lightbulbs when needed. 512-261-8866

Doug Burd- Will change out weather strip on doors 512-910-3667

One last thought:

Is it time for drive-in movies to come back? Those were the days my friends.



Congratulations



Best wishes to Betty Jo Harris and Eric Erickson
on their recent wedding on June 6th .

May the years ahead be filled with lasting joy!



In loving memory of Mary Fletcher (b. November 29, 1925 d. June 5, 2020) by her neighbors.

The bench is located between 108 and 110 Rivalto Circle.





Mark Your Calendars



SHRED DAY

Saturday, July 25, 2020

8 AM - 12 Noon

Emmaus Parking Lot



Sponsored by Boy Scout Troop #52

Free!

(Per Box Donations Appreciated)

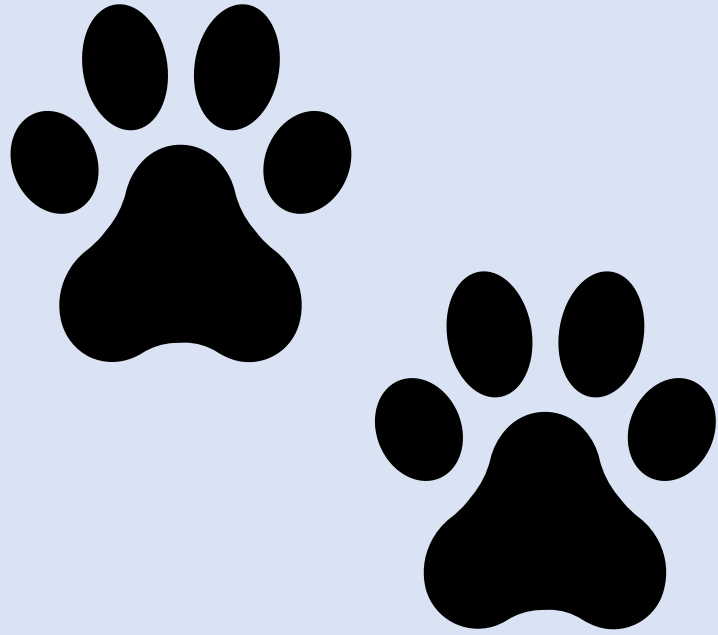


Friendly Reminders

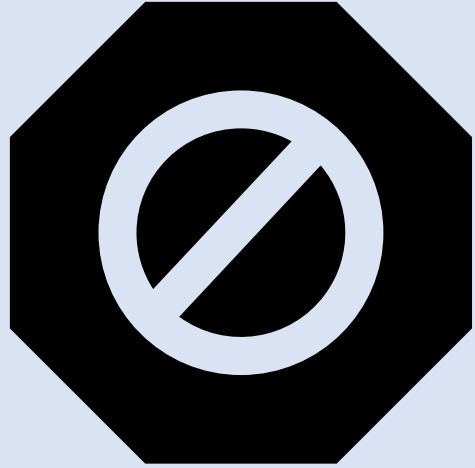


With summer finally here, the sidewalks and streets are dangerous walking surfaces for all dogs once the sun is out and its hot. Remember to walk them early in the morning or later after the sun goes down. If the pavement is hot on your bare feet, then its too hot for your dogs paws!!!!

Continue to practice physical distancing and wearing masks.



Reminder:
Always pick up your
pet's waste while
walking in the
neighborhood and
dispose of the bag at
home



The Clubhouse dumpster is not for personal use by residents. Please use your own trash cans & set larger items next to your can on trash pick up days.

Thank You
HOA Management

PLEASE WEAR YOUR MASK!



Thanks to everyone who contributed to the newsletter.

Ram Matta

John Williford

Denise Schneyer

April Schweighart

John Maniscalco

Annetta Garrett

Annette Hoffman

Joan Rasmussen

Please send suggestions to joannguilford@gmail.com

