

Letter from the President

4 Sept 2009

Dear Neighbors:

Thank you for visiting our Website.

As we move forward, the current Board of Directors (BOD) intends to use this format to transmit more and more communications to our residents. We firmly believe in communication and feel this is a great medium to keep everyone informed as to what is going on in our community. The BOD would also encourage everyone to attend our monthly Board meetings. As we work to resolve various issues and opportunities within our community, we need your help and suggestions. Only through your attendance and involvement can the BOD better serve you, our customers. Our meetings encourage direct feedback from you including a "Homeowners Forum" that addresses any topics of interest you may have. Also, you all should have received an email from Sheela Cooper concerning the distribution of our monthly BOD meeting minutes. We intend to email everyone a copy of these minutes each month.

The association just completed a State mandated reserve study that addresses the current condition of our community and any and all repairs that will need to be addressed in upcoming years. This study then compares current funding available in the Reserve Fund to actual funding required in future years. The Board is in the process of analyzing this report. Having said that, it does appear, at first glance, that we do not have sufficient funding to support the outlined work to be completed as per the schedule set forth in the study. Anyone wishing a copy of this report may obtain one from our Management Group. Let me warn you....it is 49 pages long!

As we move forward, our Landscape and Architectural/ Pool committees will be submitting plans for projects to be completed this year. These submissions will take place at the January 2010 meeting and the BOD will approve projects at the February meeting. This procedure is different from past years in that we are going to review and approve all projects at one time versus a "piece meal" approach through out the year. Our intent is to better manage our budget as it relates to improvement projects for our community.

There are two issues that I would like to address to all. They are the **Feeding of Wild Animals** and **Street Parking**. These topics are sources of great frustration to many and constant topics at BOD meetings. In the President's letter last year, George Little went into great detail addressing our nutria problem. This issue is not getting better despite repeated efforts to control it. It is only made worse by the practice of feeding wild animals. I, like many of you, enjoy wildlife. But we must also act as responsible citizens and consider the needs of our community. Thus, I am asking that everyone **Please Refrain from Feeding Wild Animals!** As to the issue of parking. This topic continues to be raised at BOD meetings by concerned residents. We, as a community, have Rules & Regulations contained within our Condo-Docs that address this issue. I am asking that everyone please consider your neighbors with regard to parking

issues, i.e. if you have guests that require parking exceeding the capacity immediately available in front of your unit, please either park your vehicle or that of your guests in the overflow areas available in our community.

I would like to take this opportunity to extend a THANK YOU to everyone who has helped our community with projects and by providing greatly valued feedback at the BOD meetings.

I do hope to see all of you at the upcoming BOD meetings..... Thanks again!

Michael Cory