

FALL UPDATE

November 13, 2019

We hope you are ready for the upcoming Winter season. As a reminder for all the folks who close up or leave their homes vacant for the winter, please be reminded it is pertinent to have someone in charge of checking your home and advising the Association who that person or company may be! Also, we want to be sure everyone has their vent covers on. If you don't, and you need help, please feel free to reach to one of us, we can get someone to put them on for you.

In regards to our maintenance update, things went very well this season, we successfully painting 21 units all together and repaired and replaced numerous windows and siding as needed on the townhouses and apartment units. Some projects were funded by the homeowners, but Adam Meyer did the work as he went along. The 4unit apartment building at 7 Beachwood Bay will be addressed in the spring. All buildings were painted along with the trim boards. Over the next few months, rotted trim boards and areas in need of repair will be worked on as the weather permits.

We know a few of the homeowners were concerned with the maintenance plan and its timeline, however the Board had a clear picture of how the process would play out and it is with excitement that we can say that we feel that at a minimum, 80% or more of our planned maintenance was completed. We also had to keep an eye on our budget, which we are happy to say still remains healthy.

We had an unfortunate event happen at 22-26 Beachwood Bay Drive, where sewer water backed up into a unit and caused considerable damage that consisted of the unit needing complete repair. It was a learning curve for all involved and a very long and disrupted process for the homeowners. A root system had impeded one of the sewer pipes outside the homes, backing up water and debris causing it to back up through a pass of least resistance. Hence, we are now in the process (as part of our future maintenance plan) of checking all manholes for root impediment. The Association had to file a claim with our insurance company for the repair and due to the extensive damage and the fact that our policy had a \$25,000.00 max, the Association had to pay about \$7500.00 in addition to the policy coverage. We will do all we can to be sure this situation does not happen to another homeowner.

If you did not attend the Erosion meeting we had in October, we were advised that the project will most likely not until the first of the year and will continue for about 3 plus months. Any and all progress will be at the mercy of Mother Nature. We will do our best to keep you all informed as they proceed. We also have an audio version of the meeting. If you are interested in receiving that, please email us.

For anyone that is not aware, Crystal Hamilton resigned from the Board back in September, we are currently not looking to fill this position, we feel it will be best to address the new Board member at our annual meeting in June.

We are excited to be planning a Holiday gathering again this year, that information will follow!

As always, our intention is to be as transparent as possible and welcome any questions at any time!

With respect,

Patti, Nancie, Cathie, and Camille

