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**January 31, 2020**

**Happy New Year!**

**Key Points:**

* Financials
* Repairs
* Parking
* Capital Budget Projects
* Visions for 2020
* Heads Up Sunset Point Townhomes!
* Committees
* Save the Date!

**Please direct all emails and calls to our Community point of contact; Sarah Haight, at** [**sunsetpoint@braesael.com**](mailto:sunsetpoint@braesael.com) **or by phone (704) 847-3507.**

**Financials:**

* Financial Update as of December 31, 2019
  + Checking Account: $26,921.41
  + Capital Reserve: $164,690.43
  + Capital Reserve was increased by $10,614.01 in 2019
* Overdue Accounts:
  + Number of overdue accounts: 6
  + Amount of money due to overdue: $1,385.00
  + Number of FND (formal notice of delinquency): 1
  + Goal for 2020: No FND’s
* Monthly Assesments:
  + The monthly assessments increased by 5% (maximum allowed by the state) $8 per month. This gives the community an additional $8,736 income a year.
  + Three main reasons:
    - Insurance cost increased
    - Repair cost doubled in 2019
    - Ensure capital reserves increase
  + Board is committed to a zero-sum balance

**Repairs:**

* 91 sprinkler heads replaced
* 2 sections of street repaired on Dusk Drive

**Parking:**

* Established a friendly reminder letter for parking violations
* 2 “No Parking” signs due to be installed on Dusk Dr.
* Instituted parking regulations in the “Welcome Packet” that is sent to all new residences.
* Only option for continuous parking violations is for the homeowner to receive a 30/15 day violation notice.

**Capital Budget Projects for 2020**

* Stain and seal fence along Canoe-Blue Crush-Hightide
* Repair and patch pavement on Hightide and Horizon Circle
* Remove 20 mimosa trees

**Visions for 2020:**

* Designate March to early May as Spring Clean-Up.
  + This is designed to be a neighborhood clean-up specifically around Twin Lakes and High Tide
* Research and Experiment with a different type of grass
  + We would designate one or two sections
* Beautify Entrance to Twin Lakes Dr by adding some butterfly bushes.

**Heads Up Sunset Point Townhomes!**

* Please be sure to review the CCR’s and Amendments prior to any repairs, maintenance or beautifying of your property.
* HOA controls and is responsible for driveways.
* HOA will only maintain front flower beds and bushes that were initially planted by the community.
* Trash pick up is on Saturday during weeks that there is a holiday that falls Monday- Friday

**Committees:**

* Social Committee, ARC Committee and Landscape Committee are all in need of a volunteer.
* Please consider being part of any one of these amazing committees, it helps you stay involved in your community and get to know your neighbors.

**Save the Date!**

* Annual Meeting will be held March 23rd at India Hook United Methodist Church. Be on the lookout for more information coming in the mail soon.