

January 26, 2021

Happy New Year!

**Key Points:**

* New Board Members
* Financials
* HOA Assessment Dues
* Landscaping
* Parking Regulations
* Reminders
* Maintenance

**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.**

**New Board Members**

* We would like to take a moment and welcome our two new board members, Deana Peterson and Thos Merritt. Welcome! We look forward to transition them into all that we are doing to keep this neighborhood functioning beautifully.

**Financials as of December 31, 2020:**

* Checking Account: $36,061.47
* Capital Reserve: $175,542.46
* Total Assets: $211,603.93
* The community was able to transfer a surplus of $8,533.11 to reserves at the end of last year. Being able to transfer the surplus of last years budget is going to be able to allow us to reach our goal of having $200,000.00 in our Capital Reserve account by the end of the year.
* As a reminder, our Capital Reserve is a savings account that an HOA community has in order to pay for any major repairs/damage that could be caused by age of units or maintenance that needs to occur through time (i.e., roofs). As a community, our goal is to have $250,000.00 in our Capital Reserve and that will come through time.

**HOA Assessment Dues:**

* The neighborhood assessments have gone up as of January 1, 2021 to $182.00.
* The reason that the HOA Board decided to raise the dues again this year was because of the amount of maintenance that each of the units are requiring each year. The neighborhood is getting older and as things age, the units are going to require more maintenance to be done to maintain. By raising the dues slightly, we are investing in the long run to avoid a large one-time assessment.
* If you are concerned about the dues going up, please feel free to contact our neighborhood point of contact. We would be happy to explain in more depth the costs of maintaining a neighborhood such as ours.
* The HOA Assessments are due on the first of each month.
* If you have auto pay of HOA fees, please check to be sure the new amount is being paid.  A number of owners paid the old amount of $178 in January.

**Landscaping:**

* The neighborhood has signed a new 2-year contract with the landscaping company that has been servicing our neighborhood these past 2 years. The reason the Board decided to continue our relationship with the current landscaping company is because of cost, working relationship we’ve created and because we felt like overall, they have done a good job.

**Parking Regulations**

* The Board was been working tirelessly on writing and reorganizing our parking regulations to ensure the expectations for the neighborhood are clear. As we finish these new regulations and seek advice from our neighborhood lawyer, be on the look out for more information regarding the changes that will be coming.

**Reminders**

* A few reminders:
  + Please remember to clean up your pet’s mess after they have gone to the bathroom. With the warm weather coming, we all will be spending more time outside and no one wants to step in poop.
  + Each of us needs to continue to be courteous to our neighbors and not allow dogs to roam without a leash. This is a safety concern for both people in the neighborhood but also your pet.
  + If you plan on doing any changes to the outside of your property, please don’t forget to submit an ARC for approval. If you need a form please email our community point of contact and she will point you in the right direction.
  + Tree branches must be pruned in a way that they extend skyward and not growing out over fences or impeding those that come and help maintain the property’s common and utility areas.
  + Owners are responsible for the maintenance of any fences added to their property.  This includes repairs and removing dirt and mildew on a regular basis to keep our neighborhood looking clean.

**Maintenance**

* There are several maintenance projects that we will be beginning in the next few weeks including refurbishing 5 backyard decks along Hightide.
* Projects that we are discussing and getting quotes for to complete this year are as follows:
  + Faded awnings repainted
  + Fence line repaired sealed near Twin Lakes
  + Speed bumps painted
  + French drains (3)

As always, we like to remind homeowners to please direct all communications to Braesael.

Thank you!

Sunset Point Townhomes HOA Board of Directors