

# Sunset Point Townhomes

A place of quiet repose. A place of beauty. A place to call home.

**May 11, 2019**

## **FINANCIAL UPDATE as of 04/30/2019 (just received)**

- Checking account balance: \$42,600.22
- Capital Reserve balance: \$157,608.65
- Total: \$200,208.87
- Overdue balances: \$1,750. 4 Homeowners outstanding, 2 are new and still *working out payment schedules.*

## **PLEASE ENJOY THE LAKEFRONT ACCESS ONCE AGAIN**

- A brief (emphasis on brief) agreement has been signed by both Boards. The payment amount of \$308 per month is fixed for 10 years, cannot be cancelled, and does not obligate us to fund any capital improvements.
- In addition to unrestricted use of the Lakefront and Beach, TH Homeowners and Renters—any residents—can reserve the picnic shelter. We're working out the mechanism to do that now and will put it on our website. In the meantime, contact any Board Member.
- Take your red SSP decal or hangtag, as they will be checking. They continue to have problems with unauthorized visitors.

## **POOL OPENS SUNDAY MAY 19**

- Pool Rules were placed in newspaper tubes last week.
- Contact any Board Member if you need another copy.

**PROBLEMS/CONCERNS/COMPLIMENTS to Sarah Haight, Community Manager and point of contact for the Board. Leave a message for her at 704-847-3507 or email her at sarahh@braesael.com.**

## **WELCOME NEW BOARD MEMBERS**

- Newly elected Board Members for two-year terms are:
  - VINCE TOOMEY, 238 Horizon Circle, and is a long-term Homeowner
  - SARAH GREEN, 415 Canoe Court, is active on the Social Committee.
- Re-elected to a second two-year term is:
  - LEIGH ANNE GRAVLEY, 213 Horizon Circle
- Returning Board Members in their second year are:
  - ROGER BROWN, 208 Horizon Circle
  - JOHN COMSTOCK, 604 Sunset Point Boulevard
- Thanks to outgoing Board Members
  - REX REXING and BILL CALDWELL

## **ELECTED OFFICERS FOR HOA BOARD 2019-2020**

The CCR's require the Board Members be elected at the annual Community Meeting, and that the new Board elect their officers at their first Board Meeting.

The officers elected by the Board for 2019-2020 are

- President                 Roger Brown
- Vice President         Vince Toomey
- Secretary                Sarah Green
- Treasurer                Leigh Anne Gravley (re-elected to 2<sup>nd</sup> term)
- At-Large                 John Comstock

**PRESSURE WASHING**...will begin at the end of May, as we continue our standard 2-year cleaning cycle.

- All units will be cleaned, including all Ryan-installed fencing.
- This year we have added something new.
- We really need to clean the mildewed owner-installed fencing, although the CCR's prohibit using HOA funds to do so.
- Thus, we have negotiated special pricing with the vendor, who has agreed to clean both the exterior and the interior fencing at a cost of \$7 per unit.
- We encourage Homeowners to take advantage of this arrangement.
- Homeowners who do not clean the exterior of owner-installed fencing will receive a letter from the HOA.

## **GOOD STUFF DONE SO FAR IN 2019:**

- Installation of 600+ feet new fence on the west side has been completed.
- The 600+ foot fence installed last year on the north side has been sealed with clear sealing.
- The annual termite treatment of all 20 buildings has been completed. Actually, HOA pays for termite treatment as a protection of the buildings, not because we want to do pest control. Pest control is the option of the Homeowner.
- And all of these things have been paid for in full.

## **NEW LANDSCAPING COMPANY HAS STARTED.**

- Carolina Landscaping of Clover
- All employees will wear distinctive uniforms
- The green dot policy will remain in force. If you have a back fence and want your interior yard cared for, a green dot on the back fence will be the signal to the landscapers to enter your yard. The green dots are available from Carol Jordan in 509 Blue Crush Court or new Board Member Vince Toomey in 238 Horizon Circle.
- Front garden policy: If the garden appears to be maintained by the Homeowner, the landscapers will not touch it unless otherwise directed. If mulch is installed (as opposed to pine needles), the landscapers will not touch.
- Vinyl fence policy—something new. Carolina Landscaping will spray a one inch barrier on the exterior of the vinyl fences to avoid potential damage from weed-eating devices.
- We have asked for pricing to create barriers on each side of our shiny new 600 feet fences to keep vegetation from growing next to the base and causing mildew and rot.
- We'll be in a transition period for a while as the new landscapers learn our Community.
- Be patient. Contact Sarah with requests.

## **PARKING**

- We all know we have problems with visitors and some Homeowners.
- Current policy is on website and is attached.
- We ask that you review this policy and that you contact any Board Member if you feel there are any provisions with which you feel you cannot comply.
- We want to resolve these parking issues in a neighborly and non-confrontational way. We want you to have an opportunity to speak up before HOA is forced to step in.

## **GARBAGE CAN STORAGE**

- Many Homeowners have contacted us about garbage cans that are being left in the front of the housing units all week.
- The blue garbage cans should be stored out of sight after the Friday pickup.
- Letters have been sent to Homeowners who have not complied.

## **ROADS**

- RAM—our asphalt contractor—will be out soon to advise us concerning the annual investment in road renewal for 2019.
- As we are responsible for maintenance of our roads and parking areas, we budget about \$9,000 each year to repair the area most in need.

## **TREES**

- Carolina LS (Landscaping) will plant trees in the fall along India Hook.
- We've had to remove some dead trees—some quite large—and now we have some gaps in the foliage that reduce the sound barrier as well as reduce the privacy.
- Can't replace those trees now—a Carolina summer is a bad time for planting anything—but in the fall.