

2023 Board of Directors

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July 20, 2023
Newsletter

Dear neighbors,

This week, we have some important updates to share:

Landscaping Updates:

This past Monday, Par Landscaping applied our next round of fertilizer to help control the weed growth in the common areas. Next week, Ultimate Landscaping will be cutting the grass. To keep costs down, especially since the overseeding hasn't occurred yet, we've decided to stretch out the cutting schedule to every other week instead of weekly.

Landscaping Improvements:

Last Sunday afternoon, we had a meeting with Paul from Par Landscaping to address the remaining delinquencies. We took photographs of the common element landscaping, and Paul is currently compiling a list of plants that need replacement. He has offered to put in writing that he will replace these plants at no cost to us in the Spring of 2024 to give them the best chance of thriving. Additionally, Paul will also carry out the overseeding in September at no cost to the community.

Rock Replacement:

One of the final pending delinquencies is replacing the rock with a properly sized one. Paul is actively working with the developer to obtain approval for the additional cost of the larger rock. We will keep you informed once we have an update on this matter.

Reminder on Annual Assessments:

Just a friendly reminder that [annual assessments](#) were due on July 15. The grace period to make full payment without incurring any late fees will end on July 25. As per Section 2.4 of our bylaws, any outstanding dues after July 25 will result in an automatic \$25 per month late fee. Past due notices, including the late fee, will be sent next week after July 25. Also, please note that the online payment portal will be updated to reflect these changes after July 25.

Newsletter Schedule:

Lastly, there will be no newsletter next week as I will be out of town.

As always, please do not hesitate to [reach out](#) if you have any questions, concerns, or need assistance.

Kevin Hustek
President