

2023 Board of Directors

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June 23, 2023
Newsletter

Dear neighbors,

As we embark on what should be another beautiful weekend, we would like to take a moment to provide you with some updates.

We are happy to share that another item on the developer delinquency list has been resolved. The issue of crooked and twisted street signs, which affected the community's appearance, has been rectified. All signs have been replaced with sturdy installations using concrete. We appreciate your patience as we address these delinquencies and thank you for your understanding as we work through them one at a time.

However, as we address one issue, it is necessary to bring your attention to another matter that requires our attention. Our community has identified a dying tree located on Manistee by the gate. This has been a topic of discussion between us and our neighbors at Lottivue Riverside Woods. Although the tree is situated on our property, we understand that it poses a potential risk to both associations.

Over the past couple of years, there have been instances of fallen branches, indicating the tree's declining health. To ensure the safety of our residents and prevent any further property damage, both associations sought evaluations and quotes from different tree service companies. The evaluations unanimously concluded that the tree is in poor health and should be removed. The estimated cost for its removal is approximately \$3,500.

In the spirit of collaboration and fostering a strong partnership with Lottivue Riverside Woods, we are pleased to share that our neighbors have generously agreed to share the cost of tree removal equally, despite the tree being on our property. We believe this fair division of expenses is the best course of action, as it mitigates any potential property damage or insurance claims that could impact our association.

To facilitate this unforeseen expenditure, Lottivue Riverside Woods offered to cover the entire cost of the tree removal upfront. We have agreed to repay our portion of 50%, amounting to \$1,750, over the next three years. This translates to an annual payment of \$583.34 for each of the next three years. This arrangement not only keeps the financial burden as low as possible for our community but also fosters a genuine partnership between our associations.

An update on the pool amendment vote will be announced next week. I apologize for any inconvenience, but our secretary has been out of town due to a death in the family and therefore the ballots have yet to be tallied.

Wishing you a fantastic weekend ahead!

Kevin Hustek
President