

The TOWNS Homeowners Association, Inc.

Newsletter – March, 2010

The ‘Turnover’ – Forward – As you are aware, our developer, Standard Pacific exercised their right to turnover the management of our community to the Towns Homeowner’s Association this past February 23rd. Standard Pacific retains ownership of four lots on the property and continues its liability to place a final coat of asphalt on our community roads. The HOA is established with five Board Members and eight Committee’s supervised by Board Members. Our management contract continues with SunVast Properties, Inc., James Ro – Executive Director. The continuing source of information about your community and Board actions remains at: www.townsatlakesidehoa.com.

HOA Board & Committee’s: One Year Term; February 23, 2010 to 2011.

Name	Office	Email Address	Committees
John M. Rice	President	jandjrice@chartermi.net	
Ron Gillis	Vice President	flyweagle@yahoo.com	...Neighborhood Watch & Vehicle Parking
Nadine Carey	2 nd Vice President	ncarey@gmail.com	..Tenant Lease Review
Everett Ratzlaff	Secretary	evratz@aol.com Architectural Control & Landscaping
John Biggins	Treasurer	jb71@att.net Budget, Finance & By-Laws

Financial Update: As of February 28, year-to-date income was \$ 68,728. and expenses \$ 65,252. producing a \$ 3,475. first month surplus. Income was \$ 6,793. under budget and expenses were \$ 10,268. under budget. Unfortunately, we continue with an average of 44 owners who are not current with monthly dues totaling over \$ 120,000. Some of these unpaid charges date back as far as 3.5 years. This deficit is monitored tightly by Sunvast Management with daily activities concerning the establishing of liens and other collection efforts.

Cable Television: Very few co-owners completed the February survey to express their opinion about continuing the current contract with Comcast . The bulk bill addendum agreement provides basic cable TV to all 210 units at a reduced monthly fee of \$36.00, per unit which is included in each co-owner’s monthly dues. The Board continues to discuss and debate whether or not to allow the bulk billing and payment provision of the agreement with Comcast to expire effective January,

2011. To do so requires Comcast to be so notified in August, 90 days advanced notice of the December, 2010 expiration. A major point of consideration is the fact that today, 79% of co-owners are paying 100% of the tab for basic cable TV.... as 21% of the co-owners are not regularly paying their monthly HOA fees. Should the bulk billing provision not be renewed, the allocation of \$ 36.00 of our monthly HOA fees for cable TV would end and co-owners could individually contract with a cable TV provider of their choice. We will keep you informed of further deliberations on this issue in future Newsletters.

Two Matters of Concern: (1) To date, 2010 various co-owners have apparently not read, or have chosen not to adhere to or carefully communicated Towns Rules and Regulations to their renters. Enclosed therein is the New Tenant Profile and Lease Agreement which needs to be furnished to Sunvast Management prior to the lease of a townhome. It is important that we know basic information about prospective townhome residents. (2) According to informal surveys taken in the community, approximately 12% of current residents do not comply with either Towns or the City of North Port codes for vehicular parking. These annoyance problems and violations are attributable to things like: (a) having more vehicles than the property will accommodate, (b) making no effort to assure the use of the garage for vehicle parking, (c) taking regular possession of an 'overflow parking pad' when the garage and/or driveway will accommodate a vehicle, (d) trespassing onto a neighboring driveway to park, (e) parking on the grass, on the street or over a sidewalk. Some of these practices improve chances for an accident THAT WE DO NOT NEED in our community. The HOA Board and Committees will be working toward the development of programs to relieve parking non-compliance problems and improved cooperation by those residents who make-up the above percentage. Thanks to those who have been able to change their parking practices, comply with the rules and make the drive through our streets more safe.

Architectural Control...Comments: Many residents have installed gutters. Note the recent 'specification changes' in the policy, per our web site. In addition, we have learned that the policy prescribing specific colors of Sherwin Williams paints may need revision as they are no longer stocked at North Port Sherwin Williams. If any co-owner has needed and located an identical or 'close-too' match, kindly notify (email) Board Member Everett Ratzlaff so we can be advised and amend our policy as soon as possible.

The Towns HOA Board of Directors