

The TOWNS Homeowners Association, Inc.

NEWSLETTER

December, 2011

TREASURER'S REPORT

The Association's fiscal year 2011 financial condition through 11 months (30 November) continues to be very good. The amount of delinquent Accounts Receivable due to owners' failures to pay monthly HOA fees has continued to decline as a result of several units being sold and past due fees collected via liens. In addition late payment penalties have been collected as has reimbursement for our legal expenses. These collections have also had a positive impact on our income as compared to the 2011 budget.

Total operating expenses incurred have been under budget. The main reason for this positive result is that landscaping expenses incurred have been less than anticipated as the volume of plant replacements due to winter kill was lighter than expected.

Consequently the HOA will end 2011 with an overall budget surplus that will close to and increase our Equity Fund. Finally, our Reserve accounts for future roofing, painting and other requirements are fully funded in accordance with the recommendations of the study conducted by Reserve Advisors, Inc.

2012 ANNUAL MEETING DATE

Mark your calendar.....March 6, 2012 @ 7:00 p.m. Lakeside Plantation Clubhouse for the TOWNS Homeowners Association's Annual Meeting and Election of HOA Board members.

ARCHITECTURAL EXTERIOR COLOR SCHEMES & OTHER CRITERIA POLICY:

Next month you will be able to access web site revisions to Board approved changes to the above policy, the original of which was contained in your property purchase package (Declaration of Covenants and Towns HOA Rules and Regulations) and/or www.townsatlakesideplantation.com web site. Briefly, the Board has provided additional information to assist homeowners if needing to replace any damaged foam moldings (sides of garage corners and some window sills) and/or replace the garage coach lantern, if necessary.

WINDOW COVERINGS:

Some owners need to be reminded of the Declaration (Article III General Provisions, Section 29) which requires window treatments to show white or beige only when viewed from outside the home. There are several current violations to this provision and owners are encouraged to correct any discrepancy (and, if renting, promptly assure that their tenants are aware of this rule and promptly correct any discrepancy).

HOLIDAY DECORATIONS – REMINDER: Need to be removed by January 15, 2012 (per Declaration of Covenants). Thank you!

OVER >>

LANDSCAPING PROJECTS:

Our annual mulch application will be completed in January or by early February. Owners are reminded that a Request For Architectural Approval application form can be obtained on line or from a Board member to apply for permission to install the approved lawn edging material to help contain the mulch (during heavy rains) on the front lot.

Many of the driveway strips between lots and containing bushes and irrigation lines have damaged or dead bushes – contributing to an unpleasant property curb-appeal. The Board will decide which owners need to pay for the repair to these strips (new bushes and mulch) as the damage has been caused by vehicle tires. These areas will be examined and verified by Valley Crest personnel. Thanks to those residents who have attended to these areas with a small mulch application.

CONCERNS FROM OWNERS AND TENANT RESIDENTS:

Communications from residents to the HOA Board members has increased every month expressing dissatisfaction and concern about cars parked on the street, cars parked on common area lawns and sidewalks, trespassing vehicles to other properties and trash receptacles and/or recycle bins not inside garages between Thursdays to Tuesday evenings. Residents want to assure that violation notices are being issued and monetary fines imposed.

Concerns are also expressed by many about inadequate guest/visitor parking in the community and, the HOA Board is formulating optional plans to remedy the situation. The easiest remedy is to see more cooperation from a few residents to be sure that their vehicles are routinely parked in the garage and, if a second vehicle, it is parked on the driveway. Since every lot can accommodate at least two vehicles, there is no entitlement or need to use a space on a parking pad. Part of the problem is created by folks using only the parking pads and not the two spaces on their own lot routinely.

If there is insufficient future cooperation by residents, a second remedy that can be considered by the Board is to allow vehicles to use the parking pads by permit only. A third option that the Board would prefer to not initiate is to fine residents and/or have vehicles towed from the parking pads when the two spaces on their lot are not utilized.

If owners or renters have any comments or recommendations to better accommodate visitor parking and see all available parking spaces on our lots used always, please feel free to e-mail or write a letter to a Board member. Complaints are best received when accompanied by good solution recommendations. The e-mail addresses of the Board members are listed on the bulletin boards on site. Your input is important and will help guide future decisions of the Board to improve visitor parking conveniences and resident cooperation throughout the community.

Merry Christmas and Happy New Year