



October 2025 Newsletter

Greetings

The Association held its temporary monthly Board Meeting on October 8, 2025 and the following are a few of the topics that were discussed.

Budget for 2026

The primary purpose for the October open meeting was to finalize the budget for 2026. After much discussion and examining the costs and priorities for 2026 the Board reached an agreement to increase the operating budget by nearly \$23,000. For each homeowner there will be an annual increase of \$36, or \$9 per quarter. In order to keep the increase as low as possible, several issues we've been discussing for the last year, such as installing pool cameras and pool shading and beginning the turf reduction process will be pushed back until future budget planning.

Community Pool Service and Repairs

The Community pool is still in plans to undergo significant repairs to replace the interior surface of the pool later this year. As mentioned previously this work may cause the pool to be closed for two months. The Board expects to discuss and vote on selecting a vendor at the November Open Board meeting.

New Association Bank

Most of the membership should have received notice that the Association's Management Company (Vision) will be changing banks from First Citizen to Alliance beginning November 1, 2025. This change applies to all HOA's Vision is currently managing and is being driven primarily by costs increase and degrading service. If you have not received the new information, please reach out to Vision to obtain the instructions on how to set up the new payment processing, if necessary. We realize how much of a burden this might be to change the payment scheduling. For those members who might have issues

setting up the new payment process, the Association will waive on a case-by-case basis any late fees that are a direct result of issues members may have in setting up their new payment schedule.

Open Meetings

As mentioned previously, the Board agreed in September to hold their Open Meetings on a monthly basis on the second Wednesday of the month at 7:00 pm through the end of the year. With the new budget and several issues dropping off the agenda for 2026 consideration, there does not appear to be a need to hold a December 2025 meeting. In this case, the Board will return to the bi-monthly open meeting schedule in November 2025.

Thank you all once again. The next scheduled Open Board Meeting will be November 12, 2025 at 7:00pm.

Your Board of Directors

Victor Pattarozzi; Khari Collins; Molly McClain; Andrea Holmes; Deanna Taliaferro