

**From:** Town Home Board <[cbblstnth@aol.com](mailto:cbblstnth@aol.com)>

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**Subject:** Fwd: Town Hoa Meeting

**Date:** Tue, Aug 30, 2016 10:58 pm

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Town Home HOA Board  
[cbblstnth@aol.com](mailto:cbblstnth@aol.com)

-----Original Message-----

From: bdobson021 <[bdobson021@aol.com](mailto:bdobson021@aol.com)>

To: cbblstnth <[cbblstnth@aol.com](mailto:cbblstnth@aol.com)>

Sent: Tue, Aug 30, 2016 2:49 pm

Subject: Town Hoa Meeting

The Town Hoa had a meeting on August 29th for all residents. Present were Ken Eisel, Ken Iberg, and Barbara Dobson. Below is a summary of what was discussed.

ACC - The committee has welcomed a new member, Pam Higley. Currently, the board is now chaired by Gay Thornton and Pam Higley from the Town Homes, and Gary Walter from the Single Family Homes. We have one ACC that will work for the whole community.

Maintenance - All the roofs in the Town Homes were inspected and found to be in very good condition. What minor problems were found were fixed by the contractor and we were not charged. It was noted that there are still some roofs that have not been replaced by the homeowners after the hailstorm a few years ago. Bill Larson will be inspecting each of our town homes and providing an estimate for the painting and caulking. Some of our homes are 8 years old and need preventative maintenance. This is a very expensive project and we will do it over a period of time starting with the oldest homes and finishing with the newest ones. The wood trim will all be painted. A separate estimate will be done for the decks to be stained. The ACC will check about the color and product to be used.

Most of our gutters look pretty good and we may clean them twice a year now to keep them from being clogged with leaves. Some residents have a problem with pine needles in the gutters and we may look into gutter guards for those specific homes.

Landscaping - Several residents have inquired about changing shrubbery in the Town Homes. This will continue to be an ongoing discussion as we want to keep some consistency and the HOA is responsible for maintaining them. We asked residents to send us their ideas on what type of shrubbery they would like to replace the originals with. It seems a smaller shrub would be the most favorable so that we can see the beautiful stone work on the homes. We will work with the acc guidelines and we ask everyone to please submit a form for approval before any work is started.

Lawn Care - We have had a very hot summer with very little rain. Most of our lawns look bad due to the excessive heat and some "leaf spot" that infected the lawns in the spring. Summit will begin the re-seeding the second week of September. Also, in the fall, we will be looking for volunteers to band the trees to prevent those Japanese beetles. It seems to be working, as there has been none, if very little of them around

#### Braesael

Our management company does drive thru's in the community and sends us a list of violations. Some of the recurring ones are empty pots and shepherd hooks. We asked residents to please remove the pots and the hooks if they are empty and also any dead plants. We asked residents if they had any objections to numerous pots and they all seemed to feel ok with it as long as they have live, flourishing plants in them. Again, we asked that they get an ACC approval before hanging or putting any pots out.

Cube Smart - The weeds have been cut down around the facility and in the pit. We were informed that they would do this about every 2 weeks. Dimmer light bulbs are also going to be put in the lights that shine into the back of Chasewater homes. The end of September or the beginning of October, they will be planting some bushes for screening at the back of Chasewater, along with a drip line system. The presence of this facility does not seem to be hurting our home values, as the market value has gone up and there have been town homes sold without concern for the appearance of having a storage place so close.

Fences - A special meeting will take place on Sept 7th at 7pm to discuss the maintenance under and around the sides of the fences. Some homeowners have taken steps to clear the area, but many have weeds and grass growing under and around. We will come up with some suggestions to rectify this so that Summit will be able to keep the area trimmed and neat.

Last, the board was very pleased with the turnout. Thanks to all the residents that came to listen and to offer up an suggestions. We look forward to meeting with everyone at a Joint Town and Single Family HOA meeting in the fall.

The Town Board