

Sunset Point Townhomes

A place of quiet repose. A place of beauty. A place to call home.

October 15, 2018

We have a new Community Manager...

- Please welcome Ms. Sarah Haight, who has been serving as our Community Manager on behalf of Braesael Management Company.
- Please make Sarah your initial contact for maintenance, landscaping, and potential CCR violations. You may reach her at 704-847-3507 or sarahh@braesael.com
- Joe Marino, who has been our Community Manager for the past 4 $\frac{1}{2}$ years, has accepted a position in Sports Journalism, in which he will focus on NFL draft picks. Joe has been scouting college football games for years. He will work with Sarah until December to insure a smooth transition.

Comments from Royal Landscaping:

Irrigation - About 2 months ago we went through the irrigation in areas where it appeared that there were issues. We didn't go through the entire system because it is very costly. If residents see issues or problems with the system they need to notify Sarah at Braesael and we will get the irrigation guys out to do the repairs. Irrigation systems are electric, plastic, and buried under the ground close to sidewalks and driveways. It's also a relatively old system and parts wear out and break. We do our best to notice issues but no one knows more about what's not working right like the people who live there. If we don't hear anything we can't fix anything.

Grass - Fescue is considered a "cool season" grass. This year we have had over seventy 90 plus degree days. This has had a detrimental effect on the turf. Unfortunately irrigation cannot overcome soil temperature. When the soil temps

PROBLEMS/CONCERNS/COMPLIMENTS to Sarah Haight our Community Manager from Braesael, who will be point of contact for the Board. Reach Sarah at sarahh@braesael.com or 704-847-3507.

are high the grass goes dormant. Once we hit August the pre emergent weed control runs out and the weeds pop up. We sprayed the weeds out and unfortunately it left dirt in areas. The aeration and seeding is what is needed to fill in these areas. As long as we continue to have hot summers we will have issues toward the end of the season.

Brown patch and the temperatures can kill grass. The seventy 90+ degree days hasn't helped. We have just completed aeration and seeding. The aeration and seeding is included in the contract because we lose grass every year.

Speed Bumps will be installed this week. Thanks to Homeowners Lou Coccia, Jimmy Flores, and Board Member John Comstock for their work to address this long-standing problem. In discussion with Single Family HOA leaders, we have recently learned that the Single Family neighborhood has its own speeding problem. They have no control over speeding, since their roads are maintained by the City/County. At least we have some control, since we own (and pay for) our roads.

The website has new material consistently being added to the website, including Board Minutes, Financial Reports, Social Committee schedules, and more. While there, take a look at the photo gallery, including pictures of last winter's snowstorm. The URL is www.sunsetpointtownhomes.com, and the case-sensitive password into the Member Section is LovetheLake1.

The HOA Attorney is working on amending the CCR's to grant authority to the Board to come to an agreement with the Single Family HOA to gain lakefront access. The proposed amendment will also include language to amend the CCR's in a more streamlined way. Any proposed amendment will still require an affirmative vote of 2/3 of all Homeowners.

Financial Balances a/o August 31, 2018

- Checking: \$28,567.42
- Capital Reserve: \$150,545.15

SOCIAL EVENTS COMING UP:

- Nov 7: HOLIDAY CERAMIC PAINTING at Ceramics and More.
- Dec 7: Christmas Party at the Dog House

COMMITTEE STRUCTURE We are gradually transitioning to a Committee structure, beginning with the Welcome Committee that was established a year ago, and followed by a Social Committee established earlier this year. We now have formally established a Landscaping Committee and a Maintenance Committee.

- Welcome Committee—Hilda Leonard, Bill Belchee, Carol Jordan, Betty Portis,
- Social Committee—Sally Comstock, Patti Proper, Sarah Greene, and Daisy Flores
- Maintenance Committee—Rex Rexing, Chuck Hargett, and Jimmy Flores
- Landscaping Committee—Rex Rexing, Jim Payne, and Tas Merritt

FLOWERS, FRONT GARDENS, and ARC REQUESTS: Flowers and bushes may be planted in the front gardens. More elaborate modifications require the submission of the ARC (Architectural Review Committee) form to Sarah at Braesael. It will be first reviewed by the ARC Committee, and then by the full Board.

POST-FLORENCE and MICHAEL ISSUES

- Five townhomes reported leaks from the two hurricanes, and all five have been addressed.
- Several low-lying areas that overflow during heavy rains have been identified for installation of French drains in the 2019 budget year.