

Sunset Point Townhomes

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

July 6, 2020

BOARD OF DIRECTORS UPDATE

- Since the annual Community Meeting scheduled for March was postponed due to COVID, we were unable to elect two Board Members.
- The terms of JOHN COMSTOCK and LEIGH ANN GRAVELY have expired, and we all should recognize them for their dedicated service.
- And CHUCK HARGETT has resigned, since he has sold his townhouse and moved from the Community.
- Article VIII, Section 6 grants the authority to fill a vacancy to the Board.
- The following neighbors have agreed to become Interim Board Members until elections can be held.
 - JIM PAYNE, Vice President
 - TAS MERRITT, At-Large
 - BILL BELCHEE, Treasurer
- There is still no place to hold our Annual Meeting. The Board has decided to take on this discussion during each Board meeting, hoping that we will be able to have our Annual Meeting sometime in the late summer or early fall.

The next Board Meeting will be held at 6:30 Monday, August 24, at Vince and Corrine Toomey's home at 238 Horizon Circle. Due to COVID-19, Homeowners may not attend without Board approval.

FINANCIAL UPDATE

- Checking Account balance a/o May 31, 2020 \$55,475.48
- Capital Reserve balance a/o May 31, 2020 \$169,403.18
- Overdue Assessments a/o June 16, 2020 \$1,893.99

Please contact Community Manager Sarah Haight at sarahh@braesael.com or leave a message with her at 704-847-3507 with questions, complaints, or compliments.

GOOD OVERDUE ASSESSMENTS POSITION

- We're in exceptionally good shape during this COVID-19 time.
- Many HOA's have 30% to 40% of their membership that are two months or more behind, presumably due to cash flow reductions.
- We have 3 Homeowners that are 2 months behind. That's 3%!
- And yes, we review these accounts by name each month.
- Because of this exceptionally good response, we have resumed all maintenance activities, including those that had been deferred due to the uncertainty regarding the Assessments.
- Any Homeowner experiencing difficulty meeting the monthly Assessment payment is encouraged to contact any Board Member. We will work with you. After all, the Board Members are Homeowners and neighbors.

OTHER FINANCIAL UPDATES

- Roadway and Parking—We invest \$7K to \$10K per year maintaining and renewing the asphalt surface.
- This year we're budgeted to invest \$18,800 and we've got the money in hand.
- Former Board Member John Comstock will work with RAM Paving to identify the surfaces to be replaced this year.

GARBAGE CANS Please remove your garbage cans and receptacles from the sidewalk and driveway within a reasonable 12 to 24 hours.

IRRIGATION UPDATE

- Every year, we must spend to replace sprinkler heads that have been damaged by people who park on the sidewalk. Please ask guests to park in available guest spaces. And yes, we know the guest spaces are unevenly distributed...
- Something new has happened. A sprinkler line—not a sprinkler—has been damaged by a large crape myrtle root. We suspect that other lines may have been damaged by Homeowner digging.
- If a line must be replaced due to Homeowner digging, we will repair that line and add that cost to the Homeowner's Monthly Assessment.

- FINALLY, as we move into the hot summer months, we have increased the watering schedule to 4 days per week.

FRONT GARDENS

- Occasionally a Homeowner will change or even expand the configuration of the front garden.
- The CCR's—the "rulebook" which defines the Homeowner and the HOA obligations—was amended in 2018, which can be found on our Sunset Homes Townhomes website.
- Article VI, Section One concerning Exterior Maintenance, subparagraph (c), states

"Further, the Owner of any Lot may, at such owner's election, plant flowers in the front and rear beds established at the time of building the unit in developing the Lot. Provided that such maintenance by the Owner does not hinder the Association in performing its maintenance of the exterior of the residential unit and the remaining yard spaces."

- If you are thinking about changing the size or character of your Front Garden, please contact any Board Member before making the change.
- Permission will not be unduly withheld, but HOA has an obligation to all Homeowners to maintain the consistency and integrity of the CCR's.