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DECEMBER 2022

Newsletter



HOA Meeting:
January 15, 2023 at 3:00pm
at the common area*

In the best interest of time, we ask that **each household limit to three inquiries and submit to the board by [email](#) by December 31, 2022**. This will allow the board ample time to research and gives each household equal visibility.

Neighborhood Watch

Some of have expressed interest in a neighborhood watch program. Independence is assigning a new employee to this role. Once implemented, we can move forward with making a request.



Progress in 2022

When the current board took over in late 2021, there was a budget deficit. There were insufficient dues to cover outstanding debts. Since then, the board has successfully collected dues from homeowners to cover all necessary expenses without any contributions from the developer. The balance has remained positive with no outstanding debts throughout 2022. This includes lawn care, storm debris cleanup on common areas, administrative costs, and soon to include a liability insurance policy, which is currently being finalized with a local insurance agent. Currently, the trees at the entrance will be addressed in the Spring of 2023 at the advice of a tree maintenance expert.

One of the most common inquiries from the residents has been the cost of lawn care for common areas. We understand this is an undesirable expense, but the HOA is legally responsible for maintaining this property. However, we also understand the desire of our residents to save money. Therefore, the board acquired a commercial mower as a donation. Board President, James Cox and family, have used this mower, as well as their own equipment (weed eater, blower, etc.) to maintain common areas through the latter half of 2022, reducing expenses to only items such as fuel to run the machines. This has saved the HOA approximately \$150 per mow, which is a significant savings! Thank you to those volunteers for your time and energy.

Community Engagement Ideas

- Community garden/ Spring planting event
- Summer cookout
- Easter egg hunt
- Outdoor movie night
- Cocoa bar social
- Car wash to benefit a local organization/charity

Volunteer Opportunities

- The board is accepting nominations for **volunteer board members**. There is currently no term limit for board members, but we need to be prepared to keep the board appropriately staffed in the event a board member steps down. The current board is not committed to a specific term.
- **Lawn maintenance volunteers** are needed to continue to keep HOA expenses down in 2023. Please [email](#) the board if you are interested, even if just for a week or two, or specific activities.
- A **neighborhood watch program** may require volunteers. Please be thinking of any ways you want to contribute.