

November Board Report November 17, 2023

We are very thankful for the wonderful weather in the last few weeks. It made it possible to complete the concrete work, new decks, and brick repairs. The Crest now has 8 new patios, many new sidewalks, and driveways as well as other additional concrete repairs. To avoid these last-minute repairs, the Board members responsible for construction committees will begin a process of taking a street at a time over the next three months to determine repairs that need to be done whether it be concrete, decks, gutters, landscaping, etc. I wanted to make everyone aware of this because you may see a Board member in front of or behind your property inspecting for improvements. Feel free to stop them and point out issues. Our goal is to have most repairs and improvements done in the spring to enjoy them over the summer months.

By now you have probably received a notice in the mail detailing the monthly fees for 2024. The Board worked very hard to control expenses and as a result, the fees for the Crest in 2024 did not change; there was a nominal increase in the single-family homes. By controlling expenses and getting very competitive bids from vendors and contractors, our expectation is to complete a large number of projects next year which will include some street resurfacing.

Another group you will see soon are our maintenance workers who will be cleaning gutters in all Crest buildings to eliminate water and landscaping damage during large rains. Leaves appear to be just about down so the work should begin soon. They will also inspect decks and gutters while there so we can focus improvements on the right residences where possible.

It's not all about maintenance and repairs, though. Several Board Members have been evaluating our rules and regulations and you will hear from them soon. In addition, work has begun on a new handbook for residents when they move in or as a reference to assist in understanding what needs an improvement application, or the best way to communicate for maintenance or other questions. They will also begin to determine options for residents in the Crest for replacement of items such as exterior lighting. Towne Properties is going to be introducing a new app to make communication more efficient and easier.

Thanks again to everyone who has signed up to rent the Clubhouse for family and friend events. The response has been tremendous. In addition, we would like to continue to plan events like the Halloween celebration at the Clubhouse. We appreciate everyone who made it happen.

Finally, please welcome Jeff Zalar as our newest Board Member. His experience and enthusiasm will be a fantastic addition to our group. Congratulations, Jeff!

On behalf of your board, I would like to wish everyone a fantastic and safe Thanksgiving Holiday. Take care.