



HAPPY NEW YEAR

Well, another year is behind us with anticipation of a great 2024. Here is a glance of 2023:

Wood Repairs:

Twenty-one units have had small repairs done, which is not uncommon when you have wood on an ageing property in a challenging environment. Inspections are to be done at the beginning of the year for additional repairs and maintenance.

Roof Cleanings:

Hammerhead is continuing with the roof cleaning contract as needed. Their process is the only one that does not void our roof warranty.

Road Seal coating:

We have had our road sealed with 2 coats of sealant to maintain the road. Milling and paving is generally done every 20+ years.

Landscaping:

Our new landscaping company, CLS has been getting caught up with their work schedule and specs since we hired them. The area has been looking quite good since we hired them. Right now, they are on the "Winter" schedule.

Our annual meeting was conducted with 2 open seats on the Board. Linda Roberson and Anna Fouts placed their Declaration of Intent for candidacy. No election was required.

HOA Dues:

Please note the HOA dues have increased. Peggy has worked hard to keep our budget manageable but with insurance, inflation, and vendor increases, we had no other option. The biggest increase was 25% for insurance.

Please take note that if you pay your HOA fees thru online or direct, to change the amount to reflect the 2024 increase (\$342.00)

Due to the delay of Spectrum contract negotiations, Peggy has been working diligently with Spectrum Cable Management. Stay tuned for some positive results. A letter and the Financials will be coming soon.

Entrance Sign:

Thank you to the following residents that brought a smile to our faces when entering our little community...

Dave and Cindy Lawson for the beautiful Poinsettias and lights that were around the sign

Linda Roberson for the beautiful wreath and garland to dress it up

Ben and Erin for the light show on the sign

Anna Fouts for the dancing lights on the Common Area entrance Palm trees.

And to all who shared their festivities with our cluster. In these times of world turmoil, it was nice to drive down our road and see the spirit of Christmas.

And so, as 2024 begins, keep an eye out for good things to develop.

2023 has been a challenging year for many. Cluster 2 is no different. We live in a far different world than we did prior to the pandemic. Vendors are constantly challenged to find employees that can perform to meet contractual obligations. We will continue to monitor all vendor work performed and make sure all are doing their job in a timely fashion.

It is important as a community that we keep our eye on the ball, and that is to strengthen our reserves going forward. We have worked miracles with our budget thus far, but inflation has caught up with all associations far more than we can keep up with the rising costs of conducting business. We are one of the few associations not assessing our members for next year. We must not add additional financial burdens and expenses to this association to keep us on target with budgets and avoid assessments for as long as possible.

I am more than proud to say I serve on the existing Board. I am more than proud to have Peggy Semsey and her team help us navigate through these trying times as well. This is a time that we should be united as a community.

Moving forward into next year, the top priority of the Board is to protect and strengthen the Association and protect our assets.

Happy Holiday and Happy New Year to all! We can do this together, everyone!

Sharon Hinsley 

President