

Emerald Green Village Fall 2018

FROM THE PRESIDENT'S DESK:



Hello to all of our Emerald Green Village residents! It has been a whirlwind of a year for events, activities and changes to the community.

As summer comes to a close and the new school year begins, we must all become more vigilant about the increase in school children along with bus traffic on our roads.

I am hopeful that everyone enjoyed their summer but are looking forward to the cooler weather. One of the board's priorities this year was to try to improve our landscaping, get the community residents involved with events, and restore some of our community features that have been inoperable for one reason or another.

While some progress was made on various improvements, others still remain work in progress.

Unfortunately, the biggest event of the year happened in the Spring with a severe storm that had very high straight line winds causing extensive damage throughout the community. As I looked back, all that I remember thinking "This must have been my welcoming to the neighborhood"! Well at least I can report that as of this newsletter, the majority of the storm structure damage has been repaired/restored back to the pre-storm conditions. I can also report that our community amenity, walking trail, which experienced total devastation from the storm, is currently being cleaned up and all debris is being removed from the area by a local contractor.

This cleanup is expected to be completed in September and fortunately, the majority (86%) of this cost was covered by our insurance claim.



I'm hoping that your HOA Board will continue to work together with all EGV residents and all EGV residents will continue to work together in support of our improvements now and in the future.

Projects Completed:

In addition to storm damage restoration, we were still able to repair/replace our entrance lighting with LEDs and we now have a new operable waterfall pump/lighted feature behind the clubhouse.

Sincerely, Your HOA President & Neighbor, Gary Marozas

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Future Projects:

With the summer rains we all experienced, one issue became noticeable. Several of our home gutters seem to overflow significantly. The HOA Board proceeded to randomly check on a couple of gutters and it became apparent that the interior portion of the gutters needed to be flushed out.

We proceeded with local contractor searches to ensure the best price, workmanship, and schedule, and to ensure our annual budget covered this expense.

We have selected and issued a Work Order to the contractor to perform inspection, clean out all gutters & downspouts, both front & back.

Since Fall brings on falling leaves, we have decided to begin this work in early November 2018 to capture the falling debris.

Landscaping:

As every resident and your HOA Board would agree, the visual appearance of our neighborhood is one of the top priorities, especially for maintaining or increasing property value. In addition, the largest single HOA monthly expense is the landscaping.

With this in mind, your HOA Board has monitored, evaluated, and discussed this issue many times with the residents and with our current landscape contractor.

At this time we plan to continue to use our current landscape contractor as improvements have been observed. There have been two key reasons for the decline in our area appearance, one being lack of contractor work crew and the other being Mother Nature. Yes, without making excuses, most landscape contractors find it very difficult to hold onto their manpower during the summer heat. In addition, with the unusual amounts of spring & summer precipitation, it is very difficult to treat weeds and maintain the lawns.

Since we have made it very clear to the landscaper that it is our top priority to ensure contract compliance, the contractor recently has treated all yards with pesticide & weed killer and placed pine needles throughout. In the near future, expect to see the aeration, top soil & re-seeding being completed.

The HOA Board plans to continue to monitor the landscaping progress closely and will not hesitate to take action if deemed necessary to change contractors.

Financials:

After several review sessions and discussions, the current HOA Board now understands the basis for the budget creation for the last couple of years. The Board also recognizes the areas for further budget development in the future.

With this in mind, the remainder of this current year, the board plans to spend extensive amount of time in the development of next year's budget and once completed, will surely make it much easier for future HOA Board members & residents to know exactly where the dues are going and drastically improve our overall budget & financial control.

All residents, both owners & renters, are encouraged to review the HOA rules & regulations and CCRs on our website at www.emeraldgreenhoa.com

Your EGV HOA Board