

## October 2025 Updates

The Community meeting was on Tuesday, October 14, 2025.

Several homeowners attended the meeting. The discussion included a review of maintenance projects, violations, exterior modifications, speeding and bicycle safety, and the continuance of “Yard of the Month”. We had an open discussion which was helpful to the Property Manager, Board of Directors as well as the attending homeowners.

- Maintenance projects – review of alley paving, landscaping, fence repairs and garage light replacement.
  - Reminded by residents that the alleys, Saratoga and the walkways need sealed next year. Property manager will be getting estimates. Once next year’s budget is created, decision will be made on what street to repair next year.
  - Planning to get estimates for replacing all or part of the property line fence.
  - Mulch will be done early next spring so it does not interfere with mowing. Evo-Scapes will have contracted help to install in a timely manner.
  - Homeowners commented on the landscaping crew going to fast on mowers and the crew not doing a good job cleaning up. Following the meeting, Evo-Scapes was contacted to address these issues.
- Violations – Many complaints this year about landscaping and homes not being maintained. We received complaints that there is no follow-through to resolve. Town Properties sent letters to homeowners and will follow the process outlined in the Regulations to resolve. Many letters were sent this month. If you feel you received a letter in error, please contact the property manager. If you are unable to resolve the problem and need assistance, please contact the property manager before Towne Properties issues fines.
- Exterior modifications – We discussed the process. The Board of Directors must use the current regulations to make decision on approval. Any modifications such as changing doors, painting, or extending patios that have not been approved are subject to removal or fines. Towne Properties will be monitoring unauthorized changes. We need to be safe and get approval first.
- Electric Bikes and Speeding – We need to watch our speed. Too many people do not realize how fast they are going. Electric bikes and scooters need to follow posted speed limits and bicycle safety. We need to be respectful of people walking. Please inform children to slow down, move over or stop for pedestrians.
- Yard of the Month – The Board members received a complaint and request to discontinue this recognition. The process is the residents vote using the suggestion box.

The Board members then count the votes and give the award. Board members do not select their friend's homes. The attending homeowners like the activity and want it continued. If we have people voting, the Board members will continue Yard of the Month. We will be accepting nominations for December and then we will start again in June 2026.

- Blasting is getting closer to our community. We discussed having DNR monitor the blasting again.
- Only standard light bulbs on the garage light fixtures will be replaced by the Association.
- Towne Properties is working on next year's budget. We are hoping for no increase this year but must wait until it is finalized.

We missed you at the meeting and hope that more homeowners will attend the Annual Meeting in April.

**\*\*\* We will be removing the bulletin board for repair but not sure when and for how long it will be down \*\*\***