

Recap of August 19, 2024 Board Meeting

Board Members Present: Laurelle McCready, President, Harry Baldauf, Clark French, Jaci Hendricks, Reg Overman, Carol Reiter, Kara Salvo, Peggy Young

Association Manager, None

Homeowners Present: Approximately 13, in person and online

Lots of ground was covered in the August 19 Board Meeting, and many thanks to those residents who either attended in person or online. Meeting highlights follow.

2025 Budget Development

The primary goals established by the Board this year include:

Continue to build on the financial strength of the Association by protecting our assets and growing reserves and ensuring spending is targeted to maximize the value of the community, all while enhancing the living experience of owners and residents.

It's especially important to keep this goal in mind as the 2025 budget is being developed. There are some expenses for which we have limited control, such as insurance increases (which are happening across the country, not just in our community). But we can be smart about other expenses. We live in a beautiful and desirable location, and we must invest in it to maintain and increase property values. We have many amenities that need to be maintained—deferred maintenance always costs more in the long run. Please keep that in mind when reviewing the three budget scenarios emailed to owners.

Association Activity Since Last Meeting

- **Property Management:** We are all very much looking forward to welcoming our new property management company, First Service Residential, October 1. Board members have been stepping up without an onsite manager, and they thank you for your patience! Shortly, FSR will send a more detailed communication to owners with payment information and link to the new Resident Portal. Meanwhile, they will be uploading our data into their systems, building financials and working through other back-of-the-house action items.
- **Signage:** Have you seen our new community signs? It's the first time they've been updated in decades, and they look terrific!
- **Courts:** The pickleball/tennis courts are completed and were celebrated with a courtside bash on Saturday, August 24. Many thanks to the Long-Range Vision and Planning Committee for their hard work on that project, and a particular shout out to Tracey and Eric Weaver, who were the point persons researching options, soliciting and evaluating bids, and supervising the installation.
- **Fun!** A Labor Day Party is being planned for September 1—mark your calendars!
- **Balconies/Decks:** Inspections of balconies/decks are completed. More than 50 individual follow-up visits were scheduled or completed.

- **Doors/Windows:** We are awaiting installation scheduling for Priority 1 window/door replacements.

Protecting Our Community from the Elements

We have the privilege of living on the water. With that privilege comes the responsibility to protect our property from the elements. To that end, you will soon notice contractors onsite repairing the rocks edging Macum Creek. They will also be raking the walking path and filling low spots with existing stone.

Trash Talk—Please Do the Right Thing!

You may have noticed a common theme to these updates—being good stewards of our community. The most important tool we have is smart financial management. That may not be top of mind when you are dumping your recyclables or trash at the dumpsters and totes, but it is KEY. Not following the trash and recyclables COSTS US MONEY! And it's SO easy to do correctly!

- Curbside pickup is for bagged household trash only! NO recycling, bulk or loose trash. And it goes out after dusk. If you are leaving for the weekend, please take your trash and recyclables to the maintenance enclosure - do not leave them on your lawn.
- At the Maintenance Enclosure, you have three options:
 - Bagged household trash goes in the totes to the right. If a bin is full, PLEASE go to the next one until you find one that can accommodate your trash. And the bags go IN THE BINS, not on the ground. No tires, paint cans, electronics or appliances. Yes, we have seen these things there.
 - Recyclables go in the two dumpsters at the center. What can be recycled? There is signage on the dumpster, but here is a recap:
 - Paper
 - Plastics with a 1 or 2 in the “recycle triangle”
 - Broken down cardboard boxes
 - Aluminum, metal cans
 - No Styrofoam
 - No plastic bags—these clog the recycling machinery.
 - Household Bulk Waste Disposal.
 - This is available Wednesday, Thursday and Friday IF space is available.
 - Do not overfill it or it won't be picked up. If there is no room, please wait until the next week.
 - Do not place items on the ground next to it.
 - This is NOT for furniture, appliances, tires, paint, or flammable waste.

Each time a resident doesn't follow these simple guidelines, it COSTS US MONEY. “US” means “YOU.” Items not appropriate for disposal here must be taken to a Queen Anne's County Transfer Station by the unit owner or resident. The closest location is Batt's Neck on Route 8 in Stevensville.

Relaxing Some Unit Inspection Requirements

A motion was approved to relax certain unit maintenance requirements. This includes

- For fireplaces, chimneys and plumbing, every other year rather than every year AFTER 2024
- Allowing annual opt-out of propane fireplace inspection upon proof of gas disconnection
- Clarify the difference between required inspection and required service.

More information will be shared, stay tuned!

Lake Amleto Bridge Repair

Work continues to move forward to restore this original community amenity, and we are now at the point of contract negotiations. Watch your emails for a community survey about railing preferences—wood or cable?

Raise Your Hand, Become a Board Member!

The terms of six Board positions will be open this fall. Board service is rewarding, fascinating, and fulfilling. It's a terrific way to meet your neighbors and understand how the community works. *If you are an optimistic, energetic puzzle solver, please consider running for the Board!*

Remember—this recap includes the meeting highlights. We encourage all residents to attend Board meetings to stay well-informed, and to have the opportunity to make your voices heard.