

Master Community Development Plan

Last Thursday evening your Board of Directors attended a special work session to review the 2020 Reserve Study data and to formulate a plan for the necessary repairs, replacement, and improvement of our community property.

We established projects that needed our attention and reviewed our current financial position. We established priorities and an approximated sequence as to when these projects could be finalized.

The second part of this process was to discuss possible options to develop the financial resources needed to accomplish these projects. We will not be able to accomplish all of these projects this fiscal year. This will be a long rang plan. We will be able to start the process and provide a road map for future board members to follow if required to complete this development plan.

Here is the list of the projects that your Board has determined to be the most important projects that need our attention and follow up action. This is the approximate sequence that we plan to address these projects:

1. Himalaya fence re-staining
2. Complete replacement of the remaining old community fence
3. Master Landscaping Plan for that encompasses the entire community owned property
 - i. Himalaya irrigation system revamp and upgrade
 - ii. Reseeding of certain grass areas
 - iii. Replacement of landscaping materials and upgrades
4. Consolidate homeowner weekly trash service
5. Community paint book(s)
6. Christmas decorations for the main entrances
7. Update the community CCR's and Bylaws
8. Social events planning

Entrance area lighting

Replacement of all the photo cells

Upgrading the current halogen bulbs to state-of-the art LED lighting

Serious cleaning of the glass lenses

One of these projects require minimum financial resources. But one project requires a considerable expense. The consensus of the Board is that the balance of these projects can be accomplished without additional outside financial resources.

However, the fence replacement project cannot be accomplished near term with the present financial resources available to the Association. The Board foresees three available options: Special Assessment of the homeowners, obtaining a bank loan to finance the entire project, or replacing the old fence in sections.

We are currently looking into some type of bank loan and will report our progress at the next monthly HOA Board meeting.