

Lakeview Park Villas Summer Newsletter
September 9, 2020

Dear Members:

As the strangest summer since our community was developed draws to an end, the Board wants to communicate to everyone in regards to our canceled annual meeting. While the information that would have been distributed in a normal annual meeting was distributed in hardcopy by mail, it still does not fully replace an in-person meeting. We would like to thank everyone who returned their executed proxy statements. More than enough were returned to establish a quorum which agreed that the communication packet was a sufficient official substitute for our annual meeting this year.

There were a few questions submitted with the proxy statements requesting additional information or clarification of a particular subject:

A few people wanted to make sure that they understood the dues increase. It is \$400 for the year, to be paid as an increase of \$100 per quarter. It is NOT \$400 per quarter.

We also received a question regarding the quality of the water feature behind the Park Villas. The member observed that there was a green algae build up in the water feature. The HOA does provide for water treatments throughout the year to prevent this specific problem. However, many of you might not know that the entire water feature was shut down for pump repairs and the replacement of the electrical control box. During the shutdown, the algae quickly re-established itself. When these repair items were completed and the feature restarted, the water was immediately treated or shocked with chemicals. That immediately restored the water quality.

The last item that we would like to cover is the request for proof of insurance. The Board would like to thank every member for submitting their proof of insurance. There was one question regarding the required minimum of \$400,000 per member's residence. To hopefully further clarify this amount, it is the sum total of the policy base coverage, and the automatic upgrade coverage included in many if not most policies. If you do NOT have this automatic upgrade or expanded amount in your policy, your base coverage must be \$400,000 or more. If you have other questions regarding homeowner's insurance, please email David Roberts and he will ensure that we address it. Thank you for working with us for the protection of everyone in the HOA.

Hopefully you have noticed that we have nearly completed with our second new roof. We are extremely pleased with the finished product, and the impacted homeowners have informed us that the roofers are extremely diligent about their work, and how clean they leave the jobsite each day. As we go forward, our long-term strategic plan calls for 2 – 3 roofs a year. We have a much better warranty on the new roofs than we did previously. The roofing reserve should be adequate to continue the program unless there is some unexpected increase in cost in the future.

Thank you again for working with all members to ensure that the Lakeview Park Villas is the most desirable of the neighborhoods in Harbor Village. Hopefully next year will be a little more relaxed and our combined anxieties regarding Covid will be resolved. As always, if you ever have a question regarding anything to do with our HOA, please forward them to David Roberts at droberts@westernmountains.com. As a reminder, all documents and meeting minutes are posted at our website Lakeviewparkvillas.com. We hope that everyone will utilize our website.

Sincerely,
On behalf of the Board,

Paul Lentz
President