

Dear Lakeview Park Villa (LPV) Residents,

As we close out the year, the LPV Board of Directors would like to take a moment to reflect on the successes, challenges, and improvements we've made together as a community, while also expressing our heartfelt gratitude for your continued support and involvement. This year has been one of growth, collaboration, and resilience, and we want to thank each of you for contributing to the ongoing success of our neighborhood.

### **Year in Review: A Look Back at 2024**

Throughout the year, we've seen several positive developments and initiatives that have enhanced the overall quality of life in our community:

1. **Community Improvements** – This year, we focused on several key improvement projects listed below:

- Welcomed Lindsey Frietas – Western Mountain Property Mngmt.
- Repaired broken glass on driveway lamps broken by hail.
- Cleaned upper pond, creek and lower pond.
- Removal of hail damaged junipers.
- New beds/ plants replacing the pulled junipers.
- Replaced 3 broken fence rails.
- Trapped and moved 3 weasels and 2 muskrats.
- Driveway sealing on Creekside complete.
- Patio sealing on Creekside complete.
- New beauty bark where required.
- New rocks where required.
- Supported middle island entrance landscaping renovation.
- Supported Pavilion maintenance reserve fund.
- Filmed downspout drains on Creekside to determine fix for 2025.
- Gutters cleaned – All units.
- Painting completed on last 2 building – 4 units.
- Repaired landscaping edging in all yards – Not common areas.
- Rear fascia boards repaired on units 39 and 43, pulling away.
- Assisted 5 homeowners on landscaping improvements.
- Amended snow removal contract to include sidewalks.

**Note:** Please utilize the Architectural Design Committee process for approval of any exterior projects prior to requesting reimbursement from the HOA.

2. **Financial Health** – The HOA is in strong financial standing, thanks to the timely payment of dues and the careful management of funds.

We continue to work with our financial team to ensure that our reserves are healthy and that we remain on track with budgeting for future projects. Additionally, a mid-year audit showed that we are managing expenses responsibly and that we are well-prepared for the upcoming year. 2024 ended up with an increase in cash reserves of \$18K, keep in mind that cash reserves were depleted by \$186K in 2022 due to the hailstorm. Ed has challenged the Board to increase cash reserves by \$35K for 2025.

3. **Community Engagement** – One of the highlights of this year was the increase in community participation. The pavilion support from all five HOA's to maintain and improve this structure for future use is a testament to our community working together, and we look forward to continuing to build on this momentum.
  
4. **Compliance & Maintenance** – As a reminder, we've worked diligently to maintain the overall appearance of the community. The Board has ensured that architectural guidelines are being met, while our maintenance team has been on top of seasonal tasks like leaf removal, tree trimming, and general upkeep. Thank you for your cooperation in keeping our neighborhood clean and well-maintained.

### **Looking Ahead to 2025**

We remain focused on maintaining the momentum of our progress. Next year, we plan to continue with our landscaping, replacing plants that have died off in the spring and trees in the fall. The HOA plans to add infrastructure upgrades (pop up drains) on the Creekside where required, after our extensive study of the downspout drains. It is also the HOA intent to get a jump start on Spring projects such as weed control in the large pond in alliance with the Marina. Upper pond, creek and lower pond cleaning on the Creekside and spraying the Aspen that have fungus. Your feedback is invaluable to us, so please don't hesitate to share your thoughts, ideas, and concerns.

On behalf of the entire HOA Board, we would like to extend our warmest wishes to each of you and your families. We look forward to another wonderful year of working together to make Lakeview Park Villa an even better place to live.

Thank you once again for your continued support. We wish you a happy, healthy, and prosperous New Year!

Sincerely,

GB Kohoutek  
President  
Lakeview Park Villa HOA Board of Directors

Tony Dyson  
Vice President  
Lakeview Park Villa HOA Board of Directors

Ed Stamy  
Chief Financial Officer  
Lakeview Park Villa HOA Board of Directors