

HOA BOARD MEETING RECAP

A big thank-you to all who attended the HOA August Board Meeting. Our September meeting will be a Townhall style session for F5/F6. This is planned for September 22 at 4:30 PM.

Our HOA Board positions for 2020/21:

President - Lori Faron

Vice President - Marsha Reese

Secretary - Amy Carr

Treasurer - Larry Shughart

Member at Large - James Hewett

Our contact information is provided on the HOA website:

<http://www.kctownhomes.net/management.html>

Here's a glance at what the HOA worked on for the month of August:

- Completing the City Backflow inspections (ensures the safety of our drinking water)
- Painting completed for the K & A building garages
- Soffits (roof overhangs) were fixed for major areas of damage - additional soffit work needs to be scheduled.
- Approval to disburse insurance \$ from hail claim to owners who had window damage so they can replace their windows.
- Bids were received for tree trimming, which needs to be scheduled.
- Approval was given to reroute drainage for one unit in the J/H buildings area to evaluate if it will decrease the ice flow buildup we have annually on front stairways.
- Additional Gutters were repaired or replaced with larger downspouts.
- Heat tapes for building A will begin to be installed - this will (hopefully!!) prevent the ice buildup during the winter months.

July Expenses:

Bank & Admin Fees	\$390.93
Snow/Gen Maint/Gutter Repair	\$13,199.53
Farmers Insurance:	\$3,927.50
Reserves & Deferred Maint:	\$1020.00
KCPOA & Legal Fee:	\$7380.87
Utilities & Trash:	\$7041.08
===== Total:	\$32,959.91
===== Net Income:	(-\$13,103.68)

*Financials are posted to the HOA website
<http://www.kctownhomes.net/>

Community Information

TOWNHOME COMMUNITY UPGRADES

NAILS!! I know while we are all stuck at home during the pandemic, this is a great time to get some home projects completed - but there seem to be A LOT of nails left on the street and walkways. Please remind your contractors to clean up - and keep our community safe.

Summer Williams and Bruce Weiner continue to work hard to improve our community - house numbers are being installed - HUGE THANKS! I'm sure ALL our delivery drivers will appreciate being able to find the correct address right away 😊

HOA Upgrades

Our maintenance committee has been busy!! A huge thanks to Larry Shughart, Adrien Deberghes, Matt Long, Gary Crooks, & Bruce Weiner. Trees and Shrubbery were trimmed, sprinkler system was repaired, street lighting units were repaired and refurbished, a new gate was built for the G building, a new trash enclosure was built...saving the HOA \$\$\$\$!



Plumbing fix in the C building commons area - probably caused by someone leaving a hose connected to the faucet during the winter months.

Please keep your trash bagged when you dispose of it in the community bins. This helps keep the areas clean of debris. Thanks!

A lot of maintenance projects were planned for the summer months! The board is working on a new maintenance request form. This will help standardize request information and will aid in prioritizing the maintenance requests received. I have put a sample on the website:

<http://www.kctownhomes.net/maintreq.html>