

Kissing Camels Town Homes

HOA BOARD MEETING RECAP

A big thank-you to all who attended the HOA September Board Meeting. Due to scheduling conflicts, our Town Hall meeting is rescheduled to October 14th, 5:00 PM in the View Room.

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

- The KC Club is now shut down for food service on Mon/Tue and asked if we would move our monthly meetings to Wed to accommodate support staff.
- The heat tapes were installed on the A building - hopefully preventing the ice build ups during the upcoming winter season.
- New bigger downspouts are being installed in the H & J buildings - hopefully eliminating icy stairways when it snows.
- A few dead trees are going to be removed this upcoming month, along with additional tree trimming.
- Everyone will soon be receiving an email to electronically (or print/mail) vote on continuing with HOA self-management. Final board approval on the wording is happening now.
- A discrepancy was noticed on the HOA published documents for the % of leased units our HOA allows (20% or 24%). Gary Crooks has volunteered to research what is the best leasing limits for a community our size.
- REMINDER to not stack trash beside the trash bins, as our waste removal vendor charges us extra to remove these items. Be sure everyone breaks down their boxes before disposing of them in the bins.

August Expenses:

Bank & Admin Fees	\$ 766.07
Snow/Gen Maint/Gutter Repair	\$3,270.93
Farmers Insurance:	\$3,927.50
Reserves & Deferred Maint:	\$1,020.00
KCPOA & Legal Fee:	\$2,483.23
Utilities & Trash:	\$4,707.42
=====Total:	\$16,175.15
=====Net Income:	3,431.08

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



Caught a trespasser on the security camera!! (9/13)

TOWNHOME COMMUNITY UPGRADES

Our Condolences to Gail Czarnecki (C4) on the passing of her husband William in August. Our thoughts are with the family during this difficult time.

Meet the New Neighbor: Anne Marie Flynn purchased Unit H2. Anne and her husband have 3 children, 6 grand children and a friendly golden retriever. Anne works as a real estate broker and her husband is an attorney. They enjoy traveling, especially to the beach! Join me in welcoming our new neighbors.

The Maintenance Committee hard at work!!

Snow sticks were purchased and installed. The materials and labor were donated to the HOA by the Shughart's (Thanks!) - saving the HOA the annual charge of \$280 by the lawncare company.

A tree was removed in front of the A building - and multiple sprinkler leaks were fixed thanks to Larry Shughart, Adrien Deberghes & Bruce Weiner!

Sprinkler leaks were fixed in front of the A building. 16 Sprinkler heads are being decommissioned, as we work on making the remaining sprinklers more efficient.

You rock

Matt & Emily Long (A5) donated and installed the bricks for the new retaining wall by the G building.

Also...thanks to *Randy Rickey* for brightening up the flowerbeds, painting steps and trash enclosures.

Special thanks to the landscape committee who completed two projects this summer in front of H1 & the D building (*Lori Faron/Summer Williams & Carolyn Kopper*)