



Dear Members:

April 6, 2021

I hope all of you enjoyed a wonderful Easter this past Sunday. Since my last memo, the dangerous pandemic has continued to subside – let's hope that trend continues.

- **Special Thanks** – to Bill Knapp III for serving on the board. Bill sold his home and now resides in a different community. Bill was extremely helpful as a board member. Bill oversaw the compliance of projects that required board approval for architectural changes, such as roofing, erosion control pads, fences, sheds, pools, etc. Rick Parrino will be handling these responsibilities going forward. Rick has a wealth of knowledge in the construction and product world, so we appreciate him taking on this additional role.
- **Entrances** – The work that was completed a few weeks ago at the three major entrances was to refurbish portions of the brick walls. These walls are checked every 1-2 years, so we can perform preventative maintenance, if needed. This year's work was the first repair since the major overhaul in 2014. Catching problems earlier has provided a valuable savings overall.
- **Fountain** – The fountain is scheduled to be -up and running by the end of the day, April 13th.
- **Construction and Remodeling projects** – we expect high activity this construction season for roof replacements, erosion controls pads, sheds, swimming pools and fencing. The Architectural Review Form can be found on the website under information/rules and procedures. This form must be completed and submitted by residents **prior** to remodeling. The Board will be changing the design of the form to be more user-friendly and streamline the approval process. We also plan to update the roofing specifications to get more current with available products. Until then, the form to use can be found on our website, at www.ccoa.org/Information/Rules and Procedures. Alternatively, if you have any questions about finding, completing, or submitting this form, please contact Lisa Logsdon hoamanagement@outlook.com.
- **Directory** - As a reminder, you can access the name/address/phone portion of the Member Directory on our website (www.clivecoa.org). Just click on the new homepage tab entitled "Member Directory", and it will bring you to a page that has a link for the Directory as well as for Adobe Reader/Adobe Acrobat. Using the Adobe Reader/Adobe Acrobat is recommended, as it will provide a user-friendly drop-down menu which allows you to skip to different sections of the directory. Please note: this on-line directory is simply a pdf version of the former 2017 hard copy directory and is not completely up to date. We have posted this on-line to have something available to those that may not have the previous directory, and as a response to some resident

requests for computer access. If you have specific changes that need to be made, please notify Lisa Logsdon. Effective April 15, the new directory password will be CCOA21.

- **Grounds Cleanup** – The maintenance team will be cleaning winter debris from around the lake, all entrances, and common areas over the next couple weeks as weather permits.
- **Spring Reminders** – As we enter better weather and are all out enjoying the neighborhood more, we would like to kindly remind you of common considerations towards fellow residents: 1) please pick up after your dog and ask your children to do so if they are helping with pet duties, 2) please be cognizant of speeding as you travel through the neighborhood since there will inevitably be an increase in activity outside, including children, elders, construction, etc. 3) please continue to respect our common areas and refrain from tossing rocks or other items in the lake.
- **Trash Containers** – We have had several calls complaining that rules are not be adhered to regarding trash containers. Please review the language from the 2016 Amendment to Master Declaration Article IX-A, section 11 below. We appreciate your compliance – your neighbors will as well.

314 Trash Containers

314.1 Restrictions concerning trash containers are as follows:

a. Trash containers shall have weight or cover.

b. Trash containers may be placed out the night before pick-up and shall be returned to the garage the day of pick-up.

c. The lot owner shall be responsible for retrieving any waste spilled by the pick-up service.

- **Financial position** – Cash flow from 2020 finished stronger than budget due to lower expenses than expected. We are on budget for the early start of 2021. The far majority of 2021 dues have been collected (97%). Lisa will take whatever action needed to collect the balance. We want to maintain our healthy reserve levels going forward so that we can continue with the upkeep and improvements that have preserved our neighborhood status as a premier development.

The Board wishes all of you a happy Spring!

Take Care and Stay Healthy

Mark