Dear Neighbors,

As we come to the end of the year, we, the board members of the Homeowners Association of Deephaven Cove Townhomes would like to provide you an update of the progress we have made on some of our objectives and reasons why some activities were delayed.

Steven Scott turned over control of the HOA in the fall of 2019. We needed to hire a new management company and one of our first objectives was to change the budget calendar year from a July-June calendar to a January-December calendar. Services, like the landscaping and snow plowing were kept in place with the vendors Steven Scott was using initially.

Our objectives for the year 2021 involved the following:

Reserve Study: It was essential that we obtain a new reserve study to assess the property and give us a good idea of the shelf life of the various components of the property in order to make sure we had and continue to have adequate funds reserved to accomplish repairs or replacements as needed.

Driveways: We knew at the beginning of the year that it was time to consider repairing or replacing the driveways. After speaking with several contractors it was determined that it would be in our best interest to replace them and we chose the 50 year option of concrete. The repairs would have looked really patchy and obvious and no company was interested in sealcoating as the surface had been ignored so long that it would never have adhered. Concrete prices and product are in a state of flux going forward due availability of components and therefore it made sense to do it now. We had the money in the reserves. We, as the board are happy with the results and hope you are too.

During the process though, several problems were revealed which added to the time it took to complete the project as well as the cost. This involved a good deal of irrigation replacement as well as adding a fair amount of gravel under the new concrete to have an adequate base in quite a few places.

Landscaping: Our goals for the year involved new plantings that are sorely needed in between the buildings, restoring areas that have been ignored for way too long, addressing necessary tree work and beautifying the front entrance.

Execution on this objective was a clear disappointment and did not occur as anticipated for the following reasons: We attempted to work with TLC, the landscaping company in place to step up some poor maintenance issues and begin to do some of the new projects. The owner of TLC claimed he wanted to do all the things that had been previously neglected but he had been unable too because of approval by Steven Scott. It was the right thing to do to give him a chance but in the end it was his lack of fulfillment which caused us to find a new landscaping company. This was extremely

challenging. We are all aware, there was a severe shortage of labor this year and finding someone to take on new work was difficult especially for a smaller development such as ours. Then the driveways were an interruption, then the season turned toward fall after we were able to get the irrigation repaired. The money we had set aside to address the landscaping , etc., had dwindled somewhat due to the irrigations repairs and base replacement for the driveways and we made the decision to wait until spring.

2022

The Board remains diligent in maintaining the appropriate reserve funds to be able to keep the entire property in good shape. It is apparent that the age of the buildings will begin to show significant wear if we do not plan for their upkeep. For example, it has come to our attention that there is a need for significant tuck-pointing in many places. Goal for the spring of 2022 is to address our shortcomings of the 2021 landscaping goals.

With regard to the dues, we feel this increase is reasonable given the cost increases we are seeing and our desire to maintain the property at a high level.

Thanks for reading,
Gary Clark
Patti Bartlett
Carolyn Ginger