

SAXONY HOA

Goals for 2024

As you all know we completed a survey of the neighborhood a few months ago and 70% of you participated in the feedback. It is only fitting that our goals for the upcoming year should be based on that feedback.

Landscaping: Much of the landscaping in the neighborhood is 28 years old. It has held up fairly well, but could use some updating. Dead vegetation has been removed, but little new vegetation has been installed. We will begin to strategically look where we can put in new vegetation in the coming year

HOA Manager: Peak to Peak was given a low average rating which seem to be due to lack of communication and follow up. Dave has committed to better communication. Some of you commented on not seeing the value of having a community manager, but we are sure that many of you do not realize the work that goes into maintaining our little neighborhood. We are happy to discuss the duties of the HOA manager with any of you. If issues continue, the board will consider making a change.

Communication: With regular monthly newsletters, communication will be better

Tree Pruning: Trees have gotten much larger over the years and many branches are beginning to encroach on our homes. A budgeted item is included for annual trimming and will continue into the future. Please let us know if you have trees encroaching on your home.

Drainage Issues The community has dealt with drainage issues affecting it since 1995 and with aging of our homes and landscaping, these issues will continue into the future. It would be great to have a comprehensive approach to the issue, but a report to study the issue would cost \$25,000-30,000. We just do not have the budget to absorb this cost. Over the years, precedent has been established, to determine if the issue is the responsibility of the homeowner or the HOA. Please monitor your home to make sure all downspouts are properly installed, gutters are not clogged with debris, and small voids are not forming that can become a bigger problem. We will continue to address major drainage issues as they arise.

Exterior Stucco Wall:

The Stucco wall has been in need of constant repairs for the past number of years. Sections of stucco on the east wall (inside and out) are peeling and in need of resurfacing. The issue seems to be due water that accumulates on top of the wall and seeps down behind the stucco surface. As any of you who have restuccoed your homes know, this is not an inexpensive process. We are gathering bids and the repair will be completed in the spring. This will be the major expenditure of 2024.

Concrete Road Repairs:

As with the wall our roads are in need of constant repairs. We will continue to monitor the situation and make repairs as needed. We are watching the area closely in front of the mailboxes and anticipate replacement of sections of this area in 2024

Be Neighborly:

We strongly encourage all of you to get to know your neighbors. It is proven that being part of a community enhances and lengthens our lives. It will make Saxony safer and a more enjoyable place to live.