Bella Charca

Property Owners' Association, Inc.

December 1, 2015

Dear Bella Charca HOA Member:

As the year draws to a close, and on behalf of the Association Board of Directors, I would like to review 2015 HOA progress:

New Manager. Probably the most significant was the change in management. Colby Property Management assumed HOA management August 1st. Owner, Glen Colby, runs a 'tight ship' and his organization is already paying off for the Association.

Projects. Our projects including our Garage Sale, Memorial Day, and Veteran's Day Flags Parades, Flag Sales to residents, Entrance Tall Flags maintenance & half-staff postings, Christmas & Holiday decorations and Holiday Lawn Decorations and Judging were once again successful.

Volunteers. When you see or communicate with our 2015 volunteers, please express appreciation for their valuable time invested in our community and HOA... Pete Kehoe (Garage Sale), Paul Habhab (Flag Sales), John Blankenship (Entry Lighting & Decoration), and Nada & David Brackmann (Holiday Lawn Decorations & Judging). After the Spring Garage Sale, Pete Kehoe decided to pass the committee chair to Richard Washington who has served on previous garage sale committees. Someone is needed to monitor and replace work flags and make half-staff postings ... contact mgmt@BellaCharcaHOA.com.

Capital Improvements. The Board of Directors, investing capital improvement funds, oversaw construction repairs to the *Wilderness Basin Pond* walls and walks. A spare fountain pump was also purchased. *Harvest Park* benches, landscaping, and irrigation were installed. Installation of *School Bus Shelter #4* at *Central Park North* is anticipated by year end. A *Scag Zero-Turn* mower was purchased and is expected to substantially increase productivity. A new blower and weed eater were also purchased to replace worn equipment.

2016 promises to be another big year for Bella Charca. In addition to committee projects, more green-space becomes available for recreation. In addition to the park area, additional right of way island greenspace, landscape & lighting has been added at the west end of *Bella Charca Parkway.* Construction of 52 lots in Phase VI is scheduled to begin by early next year. Traffic circulation will be enhanced with construction of a collector street between *Wilderness Basin* with *Bella Charca Parkway.*

Your annual HOA member dues statement is enclosed. Membership dues are essential to the successful operation and management of our Association. The annual membership assessment has remained the same since 2004 when our community began. Directors, working with the manager, diligently manage HOA funds to ensure costs are contained so services can be continued and expanded without dues increases.

On that note and a reminder that last year directors amended dues policy to require that members wishing to pay annual dues on a quarterly or semi-annually basis must do so through an approved auto-pay plan. An information sheet is attached to assist those wishing to establish an auto-pay plan. Whether you pay dues annually, quarterly, or semi-annually, payment is due and payable January 1st so please make arrangements before the holidays to ensure your plan is in place on time.

As always, please do not hesitate to contact me with questions or comments about our Association ... mgmt@BellaCharcaHOA.com.

Sincerely,

Bella Charca Property Owners' Association, Inc.

President

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