

December 14th, 2023



Dear Adams Run Homeowners,

The Adams Run Homeowners Association's annual meeting was held on Monday, December 11th. During the meeting the neighbors in attendance reviewed, discussed, and approved the attached budget. We also requested nominations for the board, and the seven current board members were nominated and approved to continue in their service. We truly appreciate their volunteer service to our community.

Beth Brown – Architectural Committee Chair

Candice Novotny – Treasurer

Cody Nathan – Social Committee Chair

Jen & Brian Curtis – Communications Co-Chairs

Joey Henslee – Pool Committee Chair

Patrick Haarsgaard – Secretary

Walter Hahne – Ground Committee Chair

Below is a summary of the key topics discussed during our review of the budget:

Scuffletown Road Entrance: The state DOT continues to work on repairing our entrance at NO COST TO US. Many have expressed concern as to why the sign is not repaired, but we do not want to complete any improvements until the state is finished. The state has reestablished the power to our center island, and they are currently reinstalling our entire irrigation system along Scuffletown Road; again, at no cost to us. We are receiving quotes to complete the following: tear down and replace the front column of our sign, repaint our sign and re-detail the lettering, pressure wash the stonework, add new stucco on the columns, and landscape around the completed sign. We will fund these improvements using: the money allocated in the 2023 budget that has not been used yet, a portion of the money allocated for the pool concrete repairs that is no longer needed with the approval of the assessment, and the funding shown in the attached 2024 budget. Currently the project is estimated at \$7100.

Geese Management: Discussion was held on the cost/benefit of continuing the Goosebuster service for managing the geese population. It was agreed that the service is ineffective when the service provider has access limitations for patrolling the properties surrounding the lake. Therefore, it was agreed to discontinue the Goosebuster service. The primary concern has been the cleanliness of the streets when the geese are not managed, so estimated monies have been allocated to fund street sweeping/cleaning if necessary. The service to be provided and the associated cost will need to be determined. The monies are also to be utilized for funding alternative geese management systems.

Pool Renovation Project: With the approved assessment being split over two years, the original plan was to have Deadeye Pool complete the major work in two phases. Phase one, replacing the pool coping and phase two, replacing the waterline tile and replastering the pool. This allowed the financing of the gate replacement and furniture in phase one, which are to be completed by different companies. Deadeye is willing to complete the entire project with a portion of money upfront, and then finance any outstanding balance at 6% APR. After discussion, we agreed this to be the best path forward. To limit the amount financed, we will only fund monies for furniture that needs to be replaced this year and buy any new furniture next year. The pool cover will also only be replaced at the end of the season when final project expenses are established. We may also utilize some of our current savings to fund the kick-off of the project, and replace the savings as assessment funds come in. We would also like to ask that any neighbor that is able and willing, please consider funding the full assessment amount of \$660 in the first year to help offset the financed amount. There is NO obligation for this. We understand everyone has different circumstances. The following are payment options for the 2024 calendar year.

Option 1: Pay \$475 dues & \$330 assessment in January of 2024: Total = \$805

Option 2: Pay \$475 dues in January & pay \$110 assessment January, February, and March of 2024: Total = \$805

Option 3: Pay \$165 dues & \$110 assessment (\$275/month) in January, February, and March of 2024: Total = \$825

Note that the dues payment plan is the same as prior years and is independent of the assessment payment plan.

Our next homeowners association board meeting will be held on Monday, January 15th @ 6:30pm @ the Five Forks Library. All homeowners are welcome and encouraged to attend. As a reminder, all monthly HOA board meetings are held on the third Monday of each month, except for the annual meeting in December which is announced and generally held a little earlier to not interfere with people's holiday plans.

If you have any questions, please contact hoa@adamsrun.org. This information will be published to our website and to our social media platforms.

Merry Christmas and Happy New Year to all.

Sincerely,

Joey Henslee on behalf of the Board of Directors

Adams Run Homeowners Association President & Pool Committee Chair