

Greetings! The annual meeting is coming up in December and we hope you can come. For those members of the HOA who cannot attend the meeting, I wanted to provide a summary of the major things we've been working on this year and some of our plans for next year.

PROPERTY MANAGEMENT - First, we have contracted with American Community Management to handle our property management needs. They won out over some very good companies and will be transitioning into their full role through November and December. The reason we needed a property management company is that much of what the board presently does on a daily basis is routine management and it takes a LOT of time. Some of the things they'll do are:

- Deal with attorneys concerning delinquent assessments.
- Handle all accounting and dues billing.
- Handle landscaping issues throughout the community, including mowing, mulching, overseeding, etc..
- Deal with homeowners who don't remove trash from their yards.
- Meet with contractors for repairs or new work.
- Contacting public officials about issues confronting residents (paving roads, speeders, dogs off leash, vagrants)
- Determining HOA common paved area budget needs for replacement (Reserves). We've got a lot of money that could go into dressing up the landscaping of the community if we are sure that our reserve amounts are adequate. We never got this done, but AMC will handle. ACM works with a number of landscaping companies and can develop a landscaping plan for us along with a budget.
- Establishing HOA budgets. Reviewing regular budget reports.
- Preparing meeting minutes.
- They'll be processing requests for the ARC committee. More on that below.
- Deal with complaints from residents about various nuisances and rule infractions
- Prepare some HOA-related documents

The benefit to the community is that the HOA will be run much more like a business. You can call them during regular business hours, talk to a human and get answers. As well meaning as we directors are, we've got full-time jobs and simply cannot keep up with the HOA work load without help. Cost-wise, we're presently paying UHY Accounting \$6,000 per year. AMC is \$18,837 per year and they handle all accounting in house, so we won't need UHY after the transition.

ARC MATTERS – We have spent the last six months developing procedures and guidelines for submission to the ARC and guidelines for making decisions. Once we have proved to Charles Wagandt's satisfaction that we have a thoughtful and complete plan that guarantees the survival of the character of Oella, the ARC as it now exists will dissolve and a new ARC will be created UNDER the board of directors with the BOD as the appeal board. I would like to have that wrapped up before the December meeting, but in recent meetings with Charles some issues came up that we need to clear up first. The ARC Transfer to the HOA is our top priority. We're very close. One big change we're making is allowing for the hiring of outside consultants on an as-needed basis to determine the appropriateness of a major change. That way it's not neighbor dictating to neighbor. We have some very talented people in Oella, but we are very reluctant to pass taste judgments on our neighbors.

The BLUE BOOK – The "Blue Book" is really tough reading and some of it is out of date. Also, the "Developer" had a very appropriate controlling interest in the early years of the HOA, but the community has matured while the document has not First, we want to get the ARC straightened out, get the management company up and smoothly running, then we're planning to have the Blue Book completely modernized. This is planned for '09 and before it can be adopted, we'll need to get the support of at least 80% of HOA members.

LANDSCAPING - Once we know how much money we need to keep in our "Reserves" account for paving, we'll know how much extra we have left over. We're planning to solicit the help of talented and savvy neighbors and professionals (ACM to assist) to come up with a 3 - 5 year plan for upgrading all of Oella with plants, curbs, paving, etc... As one resident said at one meeting, "The purpose of the board is to maintain or increase property values. The best way to do that is through landscaping." I don't know if he was 100% right, but landscaping surely is one of the most important ways to make the community gain value and give pleasure to residents and visitors.

WEBSITE and DIGITIZATION OF DOCUMENTS – We want to make important documents easily available to the community. While ACM will store the HOA documents, some important documents should be posted on our website. There is a declining value in the historical HOA files. I've got three boxes I inherited and they don't include all the documents pertaining to the HOA. The Oella Company has been very helpful because they save everything and we'd like to get some of that on the site. We also want to get copies of all the community plats on there. There are other things we'd like to do, but we need to balance practicality with cost.