



Greetings my fellow Providence Point members! Hope you are having a wonderful holiday season!!

We have several upcoming events as outlined in this letter so please review and mark your calendars accordingly. In addition, you will find several items attached to this letter for your review. Enclosed items are the 2021 Budget (as proposed and YTD), 2022 Budget (for consideration), and your current invoice.

GENERAL ANNOUNCEMENTS

The front pond fountain will soon be replaced if not already by the time you receive this letter. Thanks, Bradley Radford for all your hard work.

We are finally getting movement with VEC to install additional lighting in areas of the neighborhood which are unlit. VEC will also be addressing areas where existing lighting is inadequate. Updates regarding progress will be posted to Facebook. However, we hope to have this project completed before Christmas!

Your board will begin the process to dispose of common properties after the first of the year. These properties include several acres behind the cul-de-sac at the end of Skybrook (which we have no access to) as well as the lot on Frostwood. When these properties are sold, the funds will be set aside in a separate account for a capital project at the front of the subdivision. We are considering a covered pavilion with parking for our residents to use. Will be nice to reserve if you'd like to have an outdoor party with friends and family! Should include adequate space for the food truck set-up as well.

HOA MEETING

Our annual meeting of the HOA will take place on February 7th at 7:30 as set in our bylaws. The meeting place will be confirmed and sent with the proxies the 1st week of January along with a list of items for vote at our annual meeting. The board thanks you all for the patience you have shown as we have worked hard to get our HOA up and running. As you may know, this involved several challenges associated with the turnover from the developer, not to mention the pandemic.

Key items to consider before the meeting.

1. Nominations for the HOA board. Most of the members serving currently have agreed to stay on as the initial was for a one year term before we start with the rotation. This will give us some semblance of continuity. We are seeking new members, so if you would like to serve on the Board or Subcommittee, or would like to nominate a neighbor (with his/her permission) please email the HOA or drop in the lock box at the front pond. All nominations are required prior to January 15th so we can develop the ballot. One key need will be Treasurer, so any of you willing to take that on, please submit your name.

2. Our budget will also need approval from those attending the meeting so please review the attached prior to the meeting.

COVENANTS & BYLAWS

If you have any suggestions for changes any of our covenants or bylaws, please forward to our email address or drop in the lockbox at the first pond so the board can take under consideration any recommendations for entry on the ballot. Suggestions must be submitted by January 15th as well. Please note, any changes to our constitution require a 66% vote of the members so please try your best to attend the meeting, sign and return your proxy, or sign and have signed by neighbor who will be attending to vote for you. These instructions will be in the January mailing along with the proxy forms. Remember, one vote per household.

Current covenant changes that will be on the ballot are as follows:

1. Increase dues to \$200 annually. This eliminates the need for two mailings, saving our HOA time and expenses.
2. Limiting the number of rentals in the neighborhood. 5% or 12 would be the amount allowed. Current rentals would be grandfathered and included in the total allowable. No more multiples owned by same person or entities. Considerations will be made for extenuating circumstances such as death of current homeowners to allow time to dispose of the property, move in, or get through probate.
3. Allowance of permanently constructed structures (i.e. pool houses), not storage buildings. Such structures must comply with current covenants regarding materials, permanent foundations, line restrictions, matching current home colors, stone, etc. These types of structures add property value whereas something on skids or erected buildings such as the ones Home Depot detract from property values.

ARC COMMITTEE

In January, the ARC committee will begin notifications for items that need addressing. This includes but is not limited to the following:

- Wood fencing that needs repaired and/or stained.
- Trailers, boats, RV's parked in driveway.
- Trees/shrubbery that are dead or missing.

These are all address in our covenants and are attached in our HOA website. Please review if you have any questions. If still unclear, please email the board so we can address your questions.

As we look forward to Spring, we would like to encourage all of you to consider performing the following maintenance:

- Pressure washing your curbs! This really makes the neighborhood sparkle!
- If your home is like mine, your mailbox is getting a little faded and may benefit from a fresh coat of paint and some new numbers. Look at yours as well and see if it could use freshening up!!

Thank you so much for being a part of our community! Let's all do our part to make sure **it's the best!!**

Sincerely,

J.D. Nicholas
President / Providence Point HOA

Email: pp.hoa423@gmail.com



Website: <https://providencepointhoa.com>