

Happy Fall,

Note: May 2nd, 2023 amended meeting minutes and the August 1st, 2023 meeting minutes are attached.

What's Happening:

1. Concrete and Railings have been completed for the year. If you have made a request to have your stoop evaluated for replacement, those requests are on file and will be addressed in the spring based on need, and the confines of the budget.
2. Crack filling has been completed. Meetings are being arranged to determine what we are doing moving forward.
3. The board is continuing to discuss shuttering the backs of houses. The cost to shutter the already re-sided homes is approximately \$30,000. The cost to complete the siding project with shutters in the back and sides (not including low basement windows where the shutters can be easily damaged) should not exceed \$120,000. If you would like to comment regarding this matter, please email ccha1490@sbcglobal.net.
4. Umbrellas have been purchased and delivered. Pool furniture has been ordered and we are waiting on delivery. Thank you those of you who completed the pool survey. The feedback of the surveys has indicated that pool guards are necessary.
5. The 2024 annual budget was approved. This includes a \$10 due increase, making dues \$255 per month starting January 1st, 2024.
6. The board approved Troy Yocum to continue doing the CCHA corporate taxes.
7. Please do not park in a numbered spot that is not yours. Please remind your guest and/or contractors to use visitor parking only. Visitor parking is for short term parking not to exceed 72 hours.
8. Snow removal begins November 15th, 2023. Andrew Mott from Hansen Landscaping spoke at our most recent meeting. Please make sure all decorations are removed from your stoop to improve ease of shoveling. Andrew also indicated that during a snow event the primary function of his crew is to focus on main throughfares and stoops and sidewalks. The next day, clean up with continue in parking lots starting around 10am. No individual spots will be cleared. Two or more stalls must be vacant for the machine to fit without damaging vehicles. Please be courteous of your neighbors and move your cars when plowing commences, or park in your garage.

Looking Ahead: The Board of Director's is working on:

1. Compiling a complete master list. of all work done on each unit, including but not limited to roofing, siding, stoop replacements etc.
2. Updating the website
3. More updates through no reply email
4. Reviewing the updated declarations and bylaws

DATES and THINGS TO REMEMBER:

- All complaints and work orders should be filed through ccha1490@sbcglobal.net.
- Next Election and Board of Director Meeting is **February 6th, 2023 at 7:00 pm** at the CCHA Clubhouse