



## UPCOMING EVENTS

2/3 – Annual Meeting and Election

## NOTES FROM LEA:

Please be reminded that trash or debris left along the edges of the courts will result in a fine. Residents should place items for collection on Wednesday evening and ensure that any remaining items are removed by Thursday evening. Your cooperation helps keep our community clean and well-maintained.

### CCHA Property Manager

Lea Minalga  
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### BOARD OF DIRECTORS

BRANDY HUNTER - PRESIDENT  
CINDY SCHWARTZ - VICE PRESIDENT  
TROY YOCUM -TREASURER  
JAMIE JOHNSON - SECRETARY  
BILL GIBSON - DIRECTOR

## PRESIDENT'S REPORT

The snow removal contract with Hanson begins on November 15, 2025, and continues through April 15, 2026. During this period, residents are asked to keep porches, steps, and walkways clear of all personal items to allow for safe and efficient snow removal.

Please note that Hanson and the Association will not be responsible for any personal belongings left on the common grounds that may be damaged or removed during snow operations.

## BOARD REPORTS

### Treasurer Report

The 2026 budget was approved at the quarterly board meeting held on November 4, 2025. Beginning January 1, 2026, association dues will be \$265.

### Siding/Roofing/Gutter Report

Siding work was completed in late summer on the garage at Koster and one building on Joshel. A full evaluation of all units is scheduled for next spring to establish the scope of work planned for 2026.

### Concrete/Railings/Asphalt Report

Asphalt project complete with sealcoating of Lencioni, Koster, Potomac and Arlington courts for this year.

### Pool/Clubhouse Report

The pool season has officially come to a close for the year. The Board plans to continue discussions regarding the installation of a security system to enhance community safety. In addition, carpet cleaning for the clubhouse has been scheduled, and the Board is considering minor updates and improvements to the clubhouse in the coming months.

### Landscaping/Snow Removal Report

The landscaping contract with Hanson will conclude on November 15, 2025. The snow removal contract, also with Hanson, will begin on November 15, 2025, and continue through April 15, 2026. During any snow-related events, residents are asked to email concerns or issues to [ccha1490@sbcglobal.net](mailto:ccha1490@sbcglobal.net).

At a special board meeting held on October 20, 2025, the Board approved Hanson as the contractor for landscaping and snow removal services for the period November 15, 2025, through April 15, 2028. Hanson's proposal was approximately \$1,500 higher than the previous contracts with them. Another vendor submitted a proposal that was approximately \$30,000 higher per contract, while offering the same scope of services. Based on this comparison, the Board decided to continue its relationship with Hanson and approved entering into the new landscaping and snow removal contracts with them.