

Subsequent to the release of Bulletin #36 regarding the announcement of Brown Community Management, the Board has received a few questions as to why we are making the changes and whether there will be any additional costs associated with hiring this company.

A meeting agenda was sent to all homeowners on March 15th, 2018 highlighting the importance of attending the Board Meeting on March 21st, 2018 due to changes that were forthcoming on the Board and within our community. Those homeowners in attendance were made aware of several situations that caused the Board to make the decision to hire a Full-Service Property Management company. Firstly, homeowners were advised that Edu Villegas resigned as our Property Manager effective March 1st, 2018, but he would continue to work on property maintenance as a contactor. Secondly, the HOA's Treasurer advised homeowners that he is resigning from the Board effective December 31, 2018. Thirdly, homeowners are not volunteering for Board positions nor are they willing to carry out all of the activities that the current Board is performing which are above and beyond what is required of a Board of Directors. Many of the activities that have been carried out by Board members resulted in overall cost savings to the benefit of our community.

You may recall that the Board sent out a notice to all homeowners on July 1, 2016 advising that it would be hiring a Property Manager effective Aug. 1, 2016. The notice explained that the Board had assumed responsibility for Property Management commencing January 2016 in order to better understand the requirements of the community. As a result, the Board gained a firm understanding of all operational aspects regarding Villas #37. Albeit the Board benefitted from the experience, it was not the Board's intention to assume these responsibilities on a permanent basis. Edu Villegas carried out these responsibilities until his resignation March 1st 2018.

In view of the foregoing, the Board was left with no alternative but to consider hiring a Full-Service Property Management Company inclusive of taking on responsibilities of the HOA's finances.

Your Board carried out due diligence in finding the appropriate Property Management Company that will not only meet our needs, but will do so at reasonable costs. In fact, the contract that was negotiated with our new Management company is actually cost neutral, meaning, it does not add any new costs to our budget compared to what is being paid today for similar services.

Thank you,

The Board,

Ila Kraayenbrink, President (ilak2@centurylink.net) , Nan Weiner, Vice-President (nanellen123@yahoo.com,)Nancy Engelhardt, Secretary (nengelhardt@centurylink.net), Doug Schmunk, Treasurer (mrdes001@bell.net), and Warren Wasescha, Member at Large (wjwasescha@gmail.com)

This Bulletin has also been posted on our Website (www.villas37.org).