

THE HOMEPLACE AT THE COLUMNS HOMEOWNERS ASSOCIATION

Board of Directors - 2023 Annual Report

Dear Members of the Homeowner Association,

It is with great pleasure that we present to you the annual report for 2023, reflecting the collective efforts and achievements of our community throughout the past year.

FINANCIAL OVERVIEW

Our financial health remains robust, with prudent budgeting and diligent collection of dues ensuring stability and sustainability. Nevertheless, additional efforts will be made to collect delinquent balances from assessments and penalties, which represent \$55,500 at the end of March 2024. This amount is equivalent to 30% of the total annual assessment.

PROPERTY MANAGEMENT

The Board has been working with the management team to maintain the aesthetics and functionality of our neighborhood. Several vendors were changed due to poor performance. Permanent efforts are made to ensure the upkeep of common areas and to contribute to the overall desirability of our community.

CHALLENGES AND SOLUTIONS

Throughout the past year, we encountered several challenges that tested our resolve and ingenuity. From unexpected maintenance issues to navigating complex regulatory changes, each obstacle presented an opportunity for growth and innovation.

One challenge was from disputes over the Declaration of Covenants, Conditions and Restrictions, especially those issues arising from new constructions, landscaping care and home rentals. Tensions ran high as differing opinions clashed, threatening to undermine the collaborative spirit that defines our community. Recognizing the importance of fostering open communication and consensus-building, we facilitated constructive discussions among stakeholders, seeking common ground and compromise where possible. By emphasizing transparency, empathy, and a shared commitment to our community's well-being, we were able to resolve most of the disputes amicably and strengthen relationships among members.

In addressing this challenge, we reaffirmed our collective resilience and resourcefulness, demonstrating that together, we can overcome any obstacle that stands in the way of our shared vision. While challenges may arise in the future, we approach them with confidence, knowing that our community's unity and determination will see us through.

COMMUNITY ENGAGEMENT

One of the cornerstones of our homeowner association is active member participation, and we invite each of you to become more involved in shaping the future of our community. Your

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unique perspectives, talents, and energy are invaluable assets that can drive positive change and foster a stronger sense of unity among residents.

FUTURE INITIATIVES

The Board is working on several initiatives, including but not limited to: a) amendment of bylaws and CCRs to eliminate certain rights reserved to the Developer during the developing period as well as to update certain concepts and to make both documents the true cornerstone of the relationship among homeowners; b) create the office of the Treasurer to keep a close eye on the budget, financial statements and estimates and c) create advisory committees to encourage participation.

ENCOURAGING PARTICIPATION

We understand that life can be busy, but even small contributions can make a significant difference in enhancing the quality of life within our neighborhood. Whether it's attending community meetings, providing feedback on proposed initiatives, or volunteering for specific projects, your involvement strengthens our collective voice and ensures that decisions reflect the diverse needs and interests of our members.

Every member brings something valuable to the table, whether it's a fresh perspective, expertise in a particular field, or simply a willingness to lend a helping hand. By actively engaging in community affairs, you not only contribute to the betterment of our neighborhood but also forge meaningful connections with your neighbors, fostering a sense of belonging and camaraderie that enriches our community fabric.

VOLUNTEERING IN COMMITTEES

Our homeowner association will operate through various committees focused on different aspects of community life, such as landscaping, social events, or other specific initiatives. These committees will play a vital role in shaping policies, planning initiatives, and addressing specific needs within their respective areas.

We encourage members to consider volunteering their time and expertise by joining one of these committees. Whether you have a passion for landscaping and gardening, organizational skills suited for event planning, or a keen eye for architectural aesthetics, there's a committee where your talents can shine. Your participation not only ensures that committee decisions are informed by diverse viewpoints but also allows you to play an active role in shaping the direction of our community.

Whether you're a longtime resident or new to the neighborhood, volunteering provides an opportunity to make meaningful contributions, forge new friendships, and leave a lasting legacy for future generations.

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In the spirit of community solidarity and collective responsibility, we urge each of you to consider how you can contribute to our shared vision of a vibrant, inclusive, and thriving neighborhood. Together, we can achieve remarkable things and create a community we can all be proud to call home.

FUTURE OUTLOOK

Looking ahead, we remain committed to the continual improvement of our community, guided by the collective vision and input of our members. Building on the lessons learned and successes achieved, we will chart a course that ensures our neighborhood remains a desirable place to live, work, and thrive. By embracing change with optimism and resilience, we can create a future that honors our past while embracing new opportunities for growth and prosperity.

In closing, the Board extends its gratitude to each member of our community for their contributions, support, and dedication to making our neighborhood a wonderful place to call home. Together, we will weather storms and celebrate triumphs, forging bonds that strengthen the fabric of our community. As we look to the future, let us continue to stand united, embracing the challenges and opportunities that lie ahead with confidence and conviction.

Thank you for your attention, and we look forward to our continued collaboration in the time to come.

Sincerely,

Date: May 6th, 2024

OSCAR MARY
President

LACIE GOMEZ
Vice President

DYLAN WHISENHUNT
Secretary