



RED OAK TOWNHOMES

Homeowner Association

HOA Newsletter

November, 2013

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Here is the data from the survey that has been on the web site for the last several months.

Are you in favor of the current deputies?
93% Yes — 7% No

Are you in favor of a security guard?
36% Yes — 64% No

Are you in favor of an entrance gate?
43% Yes — 57% No

Are you in favor of getting own cable and reducing fee \$24.24?
42% Yes — 57% No

Are you in favor of keeping cable in monthly fee?
71% Yes — 29% No

Are you in favor of a full time maintenance person?
100% Yes — 0% No

Are you interested in joining the Board?
38% Yes — 62% No

—Only 14 responses to the survey received to date

Note from the President:

As you all know by now, the maintenance man, John McIntyre, was terminated and no longer works for Red Oak Townhomes. We gave him an opportunity and the result was not up to the Board's standards. At this time, we do not have plans to replace him with another full-time maintenance person. Currently, we've employed a part-time porter to pick up trash, change light bulbs and handle minor issues on the property a few days a week. He will only be on the property a few hours a day but not everyday.

All essential maintenance projects will be handled by contractors who have worked for Red Oak in the past and have a proven track record of completing tasks to our satisfaction. The pool will be

maintained during the off season and next spring, we will reassess the situation prior to the pool opening again.

Red Oak HOA is also at a cross-road financially. Even without replacing the

maintenance man, the Board is still faced with tough decisions to not only increase the monthly dues a small amount for 2014 but also cut expenses. These cost cutting efforts will include a look at the HC deputy service, drive-thru gates, limiting the demand on the aging boiler systems, etc. We would like to hear from the owners and will be sending out a letter later this year. In the meantime, the survey on the web site is still open but unfortunately, only 9 non-board members have taken the survey. The current data is posted to the left. Please allow your voices to be heard.



Give the Board a piece of your mind. Tell us where you think the HOA should be in 2014.

Please Note:

Some additional pool furniture was added to the patio. Please try to keep the pool deck uncluttered by moving furniture back to where you found it. We hope these small additions will enhance the pool area and make visiting the pool a more pleasant experience. If anyone needs a key to the pool gate, please contact Creative Mgt.

The patio fence project in the middle section of the property was completed by an off-site contractor since our maintenance man was terminated during the project. The Westador side will be done next but the Board is reassessing the timing and cost outlay due to the added cost of labor plus higher material costs for this project.

All By-Laws and Rules and Regulations are enforced on the property. If anyone sees a violation, please email our property manager, Jim Miller, at jmiller@cmctx.com. Letters will be sent out to the resident and the owner (if off-site) and if the violations are not resolved, fines will be assessed. These must be reported to be enforced here.