

We would like to thank the residents who attended the 2017 HOA meeting last night. We hope that you felt that the meeting was both informative and productive.

The official vote to approve a 20% assessment increase was approved 252 yes to 25 no votes. As a side note, of the homeowners who attended the meeting last night to vote in person or presented a proxy vote, the vote was 64 yes and 25 no votes.

We have posted the 2018 final budget on the HOA web site.

We have posted the approved 2016 HOA meeting minutes on the HOA web site.

The new HOA assessment coupon books will be mailed to you soon. In order for you to prepare for the assessment increase, please be advised that the assessment rate for the Urban Townhomes will increase from \$192 to \$230.40 per month. The assessment for the Manor Townhomes will increase from \$234 to \$280.80 per month.

We would also like to advise you that the Board of Directors passed a resolution moving the annual HOA meeting date in the future to the month of November. This action was taken because our insurance quotes will not be available until October. This gives us time to prepare the next annual budget before the annual HOA meeting. This resolution is being filed with the courts. When it is finalized, it will be posted to the HOA web site.

If your personal insurance company requires our insurance certificates, they are posted on the HOA web site under "Documents" and "Insurance Documents."

The HOA has hired an outside engineering firm to inspect the completed roofing project. This will provide us with independent documentation that the roofs were installed properly. We anticipate that this work will start early in the week of December 18th. This start date is contingent upon the weather and the availability of a lift vehicle. When this work begins, you will see people being lifted to your roof. We anticipate that this inspection will take approximately 1 week to complete, depending on weather conditions. The inspections will be on the roof, not inside your homes. If you have any roofing work that was not completed or if

you have uncovered a roofing issue, please report that issue on the HOA web site under “Report a Concern” and select the “Roofing” tab (this can be found on the main HOA web page before you sign in.)

If you know any resident who has not signed up for the HOA email communications, please ask them to register on the HOA web page at <http://shopsatprestonwoodhoa.com/homepage.aspx>.

All homeowner communications will be sent on email.

If you have any homeowner concerns or questions, please stop by the amenity center and visit with Carol Ackerman, our on-site property manager. Her hours are Monday through Friday 9:30am to 1:30pm. Carol will be in her office during those times unless she is attending a meeting or working with a vendor on the property.