

The Greens Townhome Association
FLASH: July 2023

Board of Directors:

<u>President</u>	Ken White	<u>Director</u>	Lynette Beck
<u>Vice Pres.</u>	Bob Voss	<u>Director</u>	Carol Swanson
<u>Treasurer</u>	Mary White	<u>Director</u>	Debbie Zenker
<u>Secretary</u>	Kate Wera		

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Greens Townhome Association Board of Directors

Residents interested in serving for a 2-year term on the Greens Board are invited to email their intent along with a short bio to the Greens email listed above no later than July 31. Ballots will be sent to all residents in mid-August and new board member terms will start with the Annual Meeting on September 14, 2023. Feel free to contact a current Board member if you have questions.

Irrigation System Assistance Needed

The Board is looking for an individual to work with Ken White to learn how to operate our irrigation system. No experience is necessary, training will be provided. If interested, please send an email to the Greens.

Landscape Committee Group Development

Lynette and Debbie are looking for a few people who are interested in helping to keep our campus as beautiful and inviting as possible. Time commitment is whatever you are able to give, and includes occasional planning sessions, grounds surveys, and a little physical labor if possible. Please send an email to the Greens if interested.

National Night Out is Tuesday, August 1

We haven't had an all-neighborhood picnic since the pandemic. To start up this great tradition again, we need a few residents to meet and come up with a plan and location to make it happen. In the past, it's been a potluck with food on tables in someone's garage. If you'd like to help organize a picnic, please email the Greens.

Finance Update

- We were \$43,352 over our combined snow removal and insurance budgets when we asked for the \$39,200 (\$400/unit) assessment in early May. In late May/early June, the Greens Board discovered a vendor billing error. We were overcharged for snow removal by \$15,335. This amount was promptly refunded. The refund of the \$15,335 means we were actually \$28,017 over budget, giving us an extra \$11,183 in our budget.
- In May and June, we discovered that 3 homes have significant water damage to wood under their siding due to poor construction practices. It is very possible that other homes will be found to have similar damage. The \$11,183 is going to be used to make repairs on these homes. The remaining balance, if any, will be saved for future maintenance as needs arise. If anyone has questions or would like additional information, please email the Greens.