

Dear Batchelor Heights Homeowner,

Thank you to many of you who were able to join us for our October 10th annual homeowner's meeting that took place within the pool house. Since 2019 is just about to close out and 2020 is fast approaching, the Board wanted to send along a recap of work that took place this year and what the plans are for improvements next year.

Notice on Monthly Dues

We are excited with the improvements that have been taking place and plan on being more active moving forward. As a reminder, the homeowners have voted to make the monthly association fee **\$65.00**, a ten dollar increase from 2019, that starts January 1st. That extra money will go towards helping these improvements take place.

2019 Property Improvements and Projects

We have been proactive in making sure our property and residents are safe. We had newly paved and painted speed bumps installed throughout the main roads making sure residents and visitors proceed with caution when coming in or out of the subdivision.

The number of large trees that are getting old and needing trimmed back was also addressed. We had the most damaged, dead, or far leaning trees properly cut and hauled away so that potential future damage was avoided. More trees will be addressed next year. If you see any issues, please contact Tempo Properties or a Board Member right away.

The water leaks that were causing issues on Westwind Court and Cramer Circle have been repaired properly. The City will still be doing a little patching of the roads, where digging took place, but the water issues are now addressed.

Dog waste bag stations will be put up prior to the close of this year. With many homeowners concerned about the lack of care for the property, we took measures to make sure that poop bags will be easily accessible. Please use these as you walk your dog and take the bags with you to throw away.

Power washing was done on the properties that were becoming unsightly or unsanitary. The Board is reviewing proposals for the possibility of a full complex power washing service next year.

2020 Property Improvements and Projects

The pool area will be getting some upgrades come Spring. This includes adding privacy wind screens around the pool fencing area. We are also exploring paints that could keep the walking area cooler. We are also looking into new security for the entry gate as some teens were able to deactivate the magnet part that held the door shut. It currently has a lock and chain on it. The

pool leak is also being addressed prior to opening. It currently has a patch for the winter and will be repaired in Spring.

The Board is also investigating the by-laws and amendments that are currently being used. All documents are under review of a highly respected attorney, associated with Bunger and Robertson, and recommendations on how to update will be sent our way. Once a new draft is put together, we will be in contact with all homeowners about next steps for implementation.

Snow removal services will be returning this winter. Snow removal crews will be out after 2" has fallen. Please be understanding if conditions worsen, they will do their best to stay up on it.

We will be installing and upgrading the light poles and porch lights. This will be happening late Spring or early Summer. The goal is to create fully working lights attached to the homes and within the front yards that should help with the aesthetics and nighttime lighting.

The homeowners voted to continue to work with Republic Trash Removal but will be reducing to just one can and eliminating recycling services as of May 2020. Eliminating the recycling service saves the HOA almost \$2,000 per month. We encourage all homeowners to continue recycling. There is a recycling center very close to the neighborhood on Walnut Street. We will have more details coming out in April as to exact stop date.

Several homeowners shared an interested in creating a beautification team that would help to would meet monthly to help plant flowers, maintain signage, and help to build a more open communication channels among homeowners. Please feel free to contact Kelsey Balson at kels.stokes@gmail.com if you're interested in participating. You are also welcome to fill out the Contact Us Form on the Batchelor Heights website and all inquiries will be passed to Kelsey regarding the beautification team.

The homeowners also reelected Thomas Stokes (President) and Matt Carter to the Board this year. They will start their new two-year term in January. The returning members entering their second year includes Kelsey Balson, Andrew Lambert, Jim Cramer, and Roy Capiro.

Thanks,

Your Batchelor Heights Homeowners Association Board

Tom Stokes	Matt Carter	Jim Cramer
Kelsey Balson	Andrew Lambert	Roy Capiro