



VILLAS AT MEADOWLAKES NEWSLETTER

MESSAGE FROM THE BOARD OF DIRECTORS.

The Board of Directors would like to wish you and your family all a wonderful and prosperous New Year. 2022 was a very challenging year for Villas at Meadow Lakes we saw a lot of positive changes that took place, and the Board would like to continue this momentum into 2023. The Board of Directors took a proactive approach to getting many well needed maintenance items addressed, as well as getting the buildings compliant by addressing the violations that were issued by the city. The Board of Directors is pleased to have been able to make these positive changes including painting the buildings and well needed repairs. They are working alongside the Master Board to get the clubhouse and the amenities repaired and open to the residents for all to enjoy.

A few of the changes are the separation of the fees for the Master Association, the practice of including the fees into the maintenance for the Master association was done incorrectly. The Master association is obligated to collect these funds separately. They decided to make the changes for 2023 to separate the fees and all associations would pay their fair share of the common area expenses and have the Master Association assume the responsibilities set forth in the Condominium documents.

The Master Association raised the fees this year to fulfill the shortfall in the amount being set aside for the reserves for the Master and the increase in the insurance was essentially what drove the small increase in fees for the Master Association. They are committed to maintaining the common elements used for the enjoyment for all residents in a safe and clean manner and to provide access to all residents to enjoy.

One positive change is that the Villas Board of Directors reduced the fees for the Maintenance by removing the fees for the Master Association from the budget, this enabled the board to create a budget that would still be able to maintain the property and make any necessary improvements and repairs. The board did recognize the need to increase the roof Reserve contributions, so they can increase the fund balance for roof replacement.

For the first time the holidays were celebrated and residents were able to call the community home with the different activities that the residents were able to enjoy with their families, we thank all the volunteers who assisted in the efforts to come together and enjoy the family atmosphere that was created. The beautiful decorations added such a warm and comforting feeling and many residents who decorated made the holidays one to remember.

We anticipate 2023 to be able to continue to maintain the property and are looking at more changes to improve the quality of life for our residents. We thank you all for your patience and support as we took on the many changes that occurred.



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