

## A Cornerstone HOA News Letter – November 2009

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Dear Members of the Cornerstone Homeowner's Association.

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The Board conducted its first neighborhood walk-thru during the week of 9/21/09. Board members are working to counter a "creeping" deterioration in the appearance of our neighborhood... such as rusty mail boxes, stained and broken concrete, overgrown and dead trees, poor yard maintenance, and weathered home exteriors. This walk-thru was expected to provide the Board with a house-by-house snapshot of improvements that are needed. Some improvements may come about through Board initiatives, but most improvements must come from individual homeowner commitments. We would also like to remind Cornerstone homeowners that ignoring maintenance and appearance issues could result in Covenant Violations.

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This letter is intended to let Cornerstone learn about the problems we found. No problems were identified at sixteen locations: this means that we are off to a good start. To see the complete list of problems we did find, organized by street address, please go to the Cornerstone site on the Internet.

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Our homepage address is <http://www.cornerstoneattamarac.com/4.html> (Or just type 'cornerstoneattamarac' in a GOOGLE search window.) Once there, select HOA DOCUMENTS in the Menu across the top of the page and click on **September 2009 Inspection Report**.

### Specific Problems Identified

We know homeowners are continually making improvements on their properties and those efforts might not be reflected in our report. If this has occurred, we are sorry, and we apologize for any other mistakes we might have made reporting on your property's condition.

When you access our site you will find that problems are identified by home addresses. When you scan the problems that have been reported, you will see that they cover a broad range: such things as repainting, tree trimming, and both simple and high-cost maintenance items.

The Board's highest priority is to assure that these property improvements are made next year:

- Repair/replacement of rotten or decaying structural elements
- Repainting of home exteriors and/or trim items and
- Removal of dead or dying trees and bushes

Lower priority has been assigned to driveway and sidewalk repair and replacement because of cost considerations in these difficult economic times. To help get property improvements started, the Board plans to launch a springtime CLEANUP/PAINTUP Campaign. Refurbishing our mail boxes is one campaign initiative being considered by the Board. This general improvement is feasible if we are not overwhelmed by snow removal expense this winter.

If you do not have internet access, please call Earl Johnson at 303.745.2220 and request a copy of the walk-thru report. And please accept our wishes for a Happy Holliday Season.

The Cornerstone HOA Board of Directors.