

Townhomes of Tuscany Square Owners' Association, Inc.

**Professionally Managed by SBB Management Company
An Accredited Association Management Company
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November 2016

Dear Homeowner(s):

Recently your Townhomes of Tuscany Square Homeowners' Association Board of Directors approved the 2017 Association Budget. The last increase in the assessments was almost five years ago, in 2012, which allowed us to increase the monthly contributions to the Reserve Accounts. Having sufficient funding in the Reserve Accounts is essential for the long-term maintenance, repair and replacement of the Association's assets, which includes future roof replacement. Last year we contracted for an updated Reserve Study. After reviewing the Reserve Study, the Board determined that a \$50 per quarter increase in the HOA assessment for 2017 was needed to continue to sufficiently fund the Reserve Accounts, and also pay for the increases we are seeing in our monthly operating expenses. Funding the Reserve Accounts now will also help reduce the potential for a special assessment for large capital expenses in the future.

Your payment coupons for 2017 are enclosed, which reflect the increase from \$450 to \$500 per quarter. As a convenience, please consider setting up automated payments through your financial institution or SBB Management Company to ensure that your payments are received on time (see attachment for more information). Also, please remember to increase the amount of the assessments if they are already set up for automated payments, to avoid late fees for unintended underpayments.

As part of our long-term maintenance, the irrigation system was upgraded in the spring. Trees in the front yards and common areas were trimmed and the canopies were lifted, which will now be done annually. For 2017, we are also adding an annual inspection of the gutters and downspouts on the townhomes.

As reported at the Annual Meeting, in the past year the Architectural Control Committee (ACC) processed 27 applications for new fences, patio covers, solar screens, etc. We appreciate the improvements owners are making to their townhomes. As a reminder, any modification to the outside of your townhome requires prior approval by the ACC. Modifications in your backyard may affect the irrigation system. Please request an inspection by our irrigation specialist prior to making any changes to avoid being charged for any repairs that result from damage to the system. ACC application forms can be found on the website.

Also as reported at the Annual Meeting, 310 violation letters were sent for fences that need to be repaired, projects done without prior ACC approval, trash/recycle cans left out after trash day, commercial vehicles, and back yards that need mowing. Please do your part to maintain the appearance of our community, which helps maintain everyone's property values.

Included in this mailing are directions on how to register on our website, www.tuscanysquaretownhomes.com, and the revised Design Guidelines for landscaping plants and solar screens. There is a lot of information available on the website, including all of the important governing documents. If you are an offsite owner, it is your responsibility to provide the governing documents to your tenants. Please take the time to familiarize yourself with these documents to avoid incurring violations and fines. Only residents can register for site access and you choose what information you want to display to other residents (including none) so that you can still receive email blasts. Personal information is never sold or traded.

The Board makes every effort to ensure decisions made are in the best interest of the community for current and future needs. As always, your cooperation and support are greatly appreciated.

You may contact Community Manager Vanessa Burch with any questions you may have at 972-960-2800, ext. 306 or email at v.burch@sbbmanagement.com.

Regards,

Your Board of Directors