

# ***Townhomes of Tuscany Square Owners' Association, Inc.***

Professionally Managed by SBB Management Company  
An Accredited Association Management Company  
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November 2017

Dear Homeowner(s):

Recently your Townhomes of Tuscany Square Homeowners' Association Board of Directors approved the 2018 Association Budget. Enclosed you will find your payment coupons for 2018. We are pleased to announce there will be **NO INCREASE** in the HOA assessment for next year, which is \$500 per quarter. The last increase in the assessments was in 2017 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.

Effective November 1, 2017 assessment payment information is being reported to consumer credit reporting agencies. As a convenience, please consider setting up bill pay through your financial institution or SBB Management to ensure that your payments are received on time (see attachment for more information).

The roof and gutter replacement project is nearing completion. This has been the largest community project to date and we appreciate your patience and cooperation during the project.

As part of our long-term maintenance, trees in the front yards and common areas were trimmed and the canopies were lifted, which is now being done annually. The Hillcrest/Darkwood entrance monument was power washed and the lettering was repainted.

As reported at the Annual Meeting, in the past year the Architectural Control Committee (ACC) processed 36 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 reported at the Annual Meeting, 308 violation letters were sent out for fences that need repaired, projects that have been done without prior approval by the ACC, trash/recycle cans being left out after trash day, commercial vehicles, and back yards that need mowing. We have also recently been experiencing issues with bulk trash and furniture not being disposed of properly. Please do your part to maintain the appearance of our community, which helps maintain property values.

Please take time to register on our website, [www.tuscanysquaretownhomes.com](http://www.tuscanysquaretownhomes.com). There is a lot of information available, including all 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](mailto:v.burch@sbbmanagement.com).

Regards,

Your Board of Directors