

Townhomes of Tuscany Square Owners' Association, Inc.

Professionally Managed by SBB Management Company

An Accredited Association Management Company

8360 LBJ Freeway, Suite 300

Dallas, Texas 75243

(972) 960-2800 Fax (972) 991-6642

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Dear Homeowner(s):

Recently your Townhomes of Tuscany Square Homeowners' Association Board of Directors approved the 2020 Association Budget. The Board determined a \$50 per quarter increase in the HOA assessment for 2020 is necessary to continue to sufficiently fund the Reserve Accounts and pay for the increases we are seeing in our monthly operating expenses. 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. Earlier this year we contracted for an updated Reserve Fund Study, which revealed the need for the increase. Funding the Reserve Accounts will also help reduce the potential for a special assessment for each homeowner to fund large capital expenses in the future.

Your payment coupons for 2020 are enclosed, which reflect the increase from \$500 to \$550 per quarter. As a convenience, please consider setting up automated payments through your financial institution or SBB Management 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.**

Ongoing maintenance and repairs in our community continue to be addressed, in addition to some larger projects that were completed. Trees in the front yards and common areas are being trimmed and canopies are being lifted each year. The native trees along the green belt are also being trimmed as needed. Various irrigation repairs have been done throughout the year. The pool was re-tiled and new landscaping was installed in the pool area. New signs were also installed at the pool. The wrought iron fence along Ohio was replaced due to deterioration of the posts. The support posts for the overhangs at the mailboxes were reset. Street numbers on some townhomes were re-painted as needed.

As reported at the Annual Meeting, in the past year the Architectural Control Committee (ACC) processed 37 applications, the majority for new fences. We appreciate the improvements owners are making to their townhomes. 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. **As a reminder, any modification to the outside of your townhome requires prior approval by the ACC.** ACC application forms can be found on the website, **www.tuscanysquaretownhomes.com**.

Also reported at the Annual Meeting, 342 violation letters were sent out for fences that need repaired/re-stained, trash/recycle carts being left out after trash day, landscape maintenance including shrubs that need to be replaced, backyard trees that need trimmed, backyards that need to be mowed, and debris/household items that are not being disposed of properly. Construction materials, landscape debris, and other bulk items that do not fit in the trash/recycle carts must be disposed of properly. Please do not leave these items on the curb or in the common areas. Contact the city for bulk trash pickup or donate unwanted items to a non-profit agency in our community. Also, a reminder that vehicles with signage or advertising displays are not permitted to park overnight in driveways or on the streets within the community.

Please take time to register on our website, **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**.

Regards,
Your Board of Directors