

Villas at Prospect Point

June 2021

Memorandum to Villas at Prospect Point Owners re 2021 Annual Owner Meeting Minutes and follow up items and 2021-22 Budget and Dues

Dear Villas at Prospect Point Owner,

Thanks to everyone able to attend the 2021 Villas at Prospect Point Annual Owner Meeting and thanks to those who sent in proxies!

The meeting went well, and much was accomplished! A few follow up items...

Minutes

Minutes from the 2021 Annual Owner meeting are attached.

Board of Directors

Please see the attached Board of Directors list for 2021-22.

Budget / Dues

The attached 2021-22 Operating budget was approved. Please note that dues will increase beginning with your July 2021 billing.

Monthly Dues Statements

Please remember that you can receive your monthly dues statement via email instead of “snail mail”! If you are interested in receiving your monthly dues statement via email, please send email to KLovett@srgsummit.com

Recycling

Please remember that “Glass and Plastic Bags are NOT permitted in the recycling at Prospect Point”! Even “one plastic grocery bag” will contaminate the entire recycling container and Waste Management will not pick up the recycling!

Parking

Please do not park in front of unit garages! Vehicles parked in front of garages make it very difficult for others to pull in and out of their garages!

Please Drive Slowly through the Complex!

Please remember, and please be sure to inform your unit renters, tenants and guests, to please drive slowly through the complex! This is a residential area with people on foot!

Unit Rentals

Please be sure to review the house rules with all of your guests and renters! The Association house rules are attached and posted on the Association website (address below). Please remember that only owners are permitted to have pets. Please also be sure that Town of Frisco Occupancy limits are not exceeded and please, no subletting!

Quiet Hours

Please remember quiet hours are from 10:00 pm through 8:00 am. During this period, please be courteous and keep noise down. Please be sure to remind your renters and guests.

Pets

Only Owners are permitted to have pets at Prospect Point. Please be sure to keep your pets on a leash and please be sure to pick up after them!

In Unit Item Maintenance Reminder

As the units at Prospect Point exceed 20 years old, there are many items within your unit that require your attention. Please review the attached "in unit maintenance item" list and please be sure to attend to each item!

Unit dryer vent cleaning

While each unit Owner is responsible for their own unit dryer vent cleaning and maintenance, the HOA will coordinate the cleaning of each unit dryer vent and bill each owner the \$65 per unit bulk cost (it is noted that \$65 per unit for dryer vent cleaning is about a 50% decrease in cost vs. the normal rate). If a unit Owner can present a receipt showing that they have paid for the cleaning of their unit dryer vent since May of 2020, that unit Owner will not be required to participate in this year's bulk cleaning. We will keep you posted on the scheduling of the cleaning.

House Rules Revision, Bird "seed" feeder prohibition

Thank you all for comments with regard to the house rule change prohibiting "seed" bird feeders. Upon review, the Board has approved the rule revision prohibiting "seed" feeders. If you have a "seed" bird feeder, please be sure to take it down.

Association website / documents

Please remember that all Villas at Prospect Point Association Documents are available on the Association website at http://www.srghoa.com/hoa_villas.html

Please contact Summit Resort Group at 970-468-9137 should you have any questions!

Thanks,
Villas at Prospect HOA