

To: Stoneleigh Homeowners and Residents

From: Stoneleigh HOA Board of Directors

Date: August 1, 2016

Our July Board of Directors meeting was held July 26. We were fortunate to have several residents in attendance and received very valuable feedback during the Resident Forum.

We know residents are eagerly awaiting the final results of the Reserve Study. A presentation of the draft study was made by the PM+ (the reserve study consultants) in June. PM+ was asked to revise the study to include some additional clarifying details. The Board is still awaiting the final version of the Reserve Study and is actively following up to ensure it is received in a timely manner. Following receipt of the final Reserve Study, the Board is planning to develop a presentation about both the near-term and longer-term budget health and financial plans for the community. Plenty of advance notice will be provided for this presentation so that residents may attend and materials will be provided to all homeowners.

The Board also voted to engage the services of an independent arborist to conduct a tree study of all trees on the Stoneleigh property. A similar tree study was performed over 10 years ago and it is time for a revision. The Board is very confident that this study will:

- Resolve current discrepancies between tree removal approaches proposed by tree removal companies;
- Document current tree placement and health of all trees on Stoneleigh property;
- Identify priority schedule for tree maintenance (including removal, if necessary) over a multi-year period

The improved website we have been promising is well underway and we are expecting a reveal of the new site by the end of the summer. We also expect to have the revised Architectural Guidelines/Standards and related Enforcement Policy sent to residents for a draft review period by the fall.

Lastly, I wanted to thank everyone that has taken the request from the last community update about the trash situation seriously. While we are not 100% compliant across the community, we've seen great improvements. Please continue to remind and support your neighbors in meeting this goal.

If there are any concerns you have about the community, please don't hesitate to contact the Board. (Email addresses are on the website). We remain committed to our duties to serve the community and be responsive to your questions.

Remember, all Board information and announcements are published on the website (officially), with cross references in both of our social media platforms (Google Groups and Facebook Community). You may contact the Stoneleigh HOA Secretary for more information on participating in any of the online options.

Thank you!

Stoneleigh Board of Directors