



# Good Hope Townhomes HOA

## Spring Newsletter 2024

### Community

Our community is more than just a bunch of houses; it's a group of unique, talented, and experienced individuals who can achieve amazing results when working together. Being part of a community means fostering connections, offering support, and contributing to the community's overall strength, well-being, and prosperity. When individuals actively engage and contribute their diverse skills, the community thrives exponentially. Whether it's lending your neighbor a helping hand, offering creative solutions, or sharing professional expertise, every contribution adds depth and strength to the fabric of our neighborhood. Amidst growing concerns over escalating HOA fees, it has become imperative to leverage our collective talents and perspectives to not only mitigate cost but also enhance the value of our community. By embracing our differences in skills and perspectives, we can work towards reducing the maintenance cost and increasing our community's value. Let's develop a spirit of inclusivity and cooperation, knowing that we can create a community where everyone feels valued, supported, and empowered to make a positive impact. Together, we can manage and reduce escalating costs while increasing the value of our homes and enriching our lives.

### Community Volunteer Group

We are looking into starting a Community Volunteer Group. The purpose of this group would be to meet once a month and volunteer time to help members of our community with small projects or help maintain common areas (EG: yard/park clean up, minor exterior repairs, painting, replacing exterior light bulbs, etc.). This would be an amazing opportunity to meet members of the community, show support to each other, and create a more self-reliant community. We will post on the Community Boards soon with a date/time for our first Group.

### Spring Reminder

Spring is hopefully right around the corner and everyone will be out gardening and turning on their swamp coolers. Please remember that the HOA is **not** responsible for swamp coolers or exterior spigots.

Be mindful that these spigots can leak and have the potential to cause damage to the stem walls and foundation and that a leaky swamp cooler can cause damage to the roof. These types of damages would fall under owner responsibility, so please double check and make sure that everything is in tip-top shape.



## Maintenance

We are so excited that we will be starting a few Maintenance Projects on several units in the HOA. All of these projects are high priority due to their severity or potential to stop irreparable damage from occurring. These projects are budgeted out of our Repairs/Maintenance and Roof Repairs on the 2024 Budget.

Please note that the roofing vendor slated for an upcoming maintenance project will be doing an audit of the HOA to assess how many roofs are in need of repair/replacement and give the HOA a professional and impartial opinion. This will give us the information that we need to accurately set future budgets to represent our high priority of getting all the roofs completed.

## Annual Meeting

Highlights of the Annual Meeting (Full Minutes of this meeting are available on [www.hoaservicesco.com](http://www.hoaservicesco.com)):

- HOA Dues are **\$250/month**, starting April 2024
  - As to accommodate for our new insurance policy and to not create more deferred maintenance.
- We voted to have Maple Leaf Landscaping reduce the amount of mows per month.
  - We will now be doing **3 mows** a month instead of weekly, which will save us around \$2,000 on our landscaping contract for 2024.
- New Buyer Capital Assessment Fee was changed to **\$1,000**.

## Board

Please welcome our new members of the Board: Barbara Bishop, Bill Fister & Ashley Jagodzinski. We are very excited to work together and hopefully bring some new ideas and new perspectives to improve our HOA.

## Upcoming

- We will be updating the HOA Community Boards with new information, including:
  - **CC&R Focus** (An informational section that displays part of our CC&Rs and how they impact our HOA)
  - **Shop Local Section** (We will be choosing a small business located in Clifton to highlight and support)
  - **HomeOwner Recognition** (Members can nominate a homeowner to be recognized for community involvement, most curb appeal, holiday decor, etc.) Congratulations to Dave Hallenbeck for being our 1st Homeowner Recognized!
- We plan on starting a few fundraisers, more information will be provided as we set these up.
- We will also be planning a Town Hall Meeting sometime later this Spring or Early Summer and will notify everyone as soon as we set a date and time. Hope to see everyone there.
- Future Newsletters will be posted on the Community Boards and sent out via **email**, so please make sure you have an updated email on file with HOA Services. This will allow us to do more frequent newsletters and save on the cost of mailing & copies.