



## PRESIDENT CORNER

Happy New Year! May the peace of The Lord be with you all. Always. Let us never forget the many that are no longer able to attend our public board meetings due to illness, infirmity or a visit with the Lord. I pray that God blesses them all.

I know that by the time you read this, most holiday celebrations will have concluded. However, I would like to remind everyone that even though we are a gated, private community, driving under the influence WILL be reported to the proper authorities. Driving anywhere under the influence is dangerous for the driver AND the public. We will not tolerate the endangerment of our citizens' health. If you find yourself in a position to need to drive under the influence, please DON'T. Call a neighbor or me and allow us to get you home safely. Thank you.

I realize that we all look at Scenic Hills as OUR Community. Thank you for caring for your property and contributing to make/keep our neighborhood clean and attractive. Beginning this month, Associa will be paying closer attention to violations of our governing documents which will include letters and possibly fines. Your property IS YOUR property and keeping it attractive and in good repair is your responsibility. Accordingly, please remember when walking, that your neighborhood is a collection of other people's property and you walking on someone else's property without their express consent (especially late at night) is not allowed. Thank you for your considerations for your neighbors.

Board elections are only 11 weeks away. There are two (2) positions that are expiring in March. I'd like to extend a HUGE thank you to everyone that volunteers to this call to serve our community in such an important role. There is a great deal of work yet to be done and countless numbers of projects (like pool repairs, lodge repairs, painting, general and preventive maintenance, etc.) to take on and complete. Thank you in advance to those of you who step up to be part of the process in deciding how, what, when, where while restricted to using our limited funding to support the needs of our community. I realize that you'll be starting a little behind in the funding department because there are some that believe postponing maintenance issues is the best strategy as opposed to dues increase. Unfortunately, that has been the case for many years, and we must play catch-up with our infrastructure maintenance and repairs. We would love nothing more than to not have to increase dues. Remember your board of directors are dues paying residents also. Here are a few of the major issues that MUST be completed immediately.

1. The lodge has had several occasions where the kitchen flooded from the floor drain overflowing. A plumber was called to ascertain what was causing the problem. After a video inspection, it was discovered that the drainpipe leading from the kitchen area (including the washing machine) under the slab has a significant crack and is severed with a 3" gap. The plumbers cleared the line which should suffice for the holiday needs. However, the need to fix the broken pipes under the floor and out to the clean-out is considered a MAJOR need. We believe this should be treated as an emergency maintenance repair and will treat it as such.

2. The hot tub will remain closed until repairs are made to the light to ensure safety for all patrons using it. We have given instructions to Jerriann and our pool people to order the correct parts and have them installed as soon as possible. Additionally, the recent power outage caused one of the pumps for the pool to burn out. The surge in power literally fried the entire control board and electric pump. The repair for this was also authorized to be completed as soon as possible. Because it only affected one pump, the pool can remain open.
3. The power outage also caused the circuit for the ballroom air handlers (units 9 & 10) to fry. GVEC was called to determine why the system was not working, and their electrician determined that it was necessary to rewire approximately 125 ft of the system. This will also be treated as an emergency since possibly allowing the lodge to burn down is not an option.

If these repairs cause the reserve to go below the 75% threshold, we will create a plan to raise it to the minimum 75% within 2 years in accordance with our governing documents. Please be patient with the repair process and do not interrupt any contractor or workers by entering the construction areas until they are completely finished. Thank you for your cooperation.

We have an open position for chairperson of the Lawncare Committee. As a reminder to all interested, the Board of Directors selects the chairperson of all committees, and the chairperson selects all people to assist the committee in completing their tasks. Contact Grady Haddox for details and/or to volunteer.

We also have an open position for chairperson of the Irrigation Committee. Contact David Prestridge for details and/or to volunteer. Our community is blessed to have almost 25% of residents volunteer in one way or another to make/keep our community a highly desirable place to live. Unfortunately, it is the same 25% that do everything, and some need relief. Thank you to Gordon McCleary for being willing to take over the irrigation chair on a temporary basis. He has volunteered to stay until the elections in March.

May God bless you all, our Scenic Hills Community, and the United States.

Greg Sebold, President