

Communications

The Board would like to thank our co-owners for patience and understanding during the recent cement work, lawn work, tree and shrub maintenance, and mulch application. We have had very positive response and appreciate the feedback.



The TVC Board and Herriman are making a concerted effort to communicate the status of projects, revised policies, etc. In addition to the continued use of printed mailings, posting on the mailboxes, and our new A-frame sign, we also communicate via email. This is especially important for more time-sensitive communications. **If you have not received any email communications from Herriman, please be sure to provide them with your email address and unit number/address.** Emails from Herriman will contain the subject "Turnberry Village- Topic" for quick reference. Thank you!



Concrete Work

Last year, due to the late start date of the concrete work, and the weather at that time, the work was not completed. For 2019, in an effort to maintain a healthy budget only the remaining walkways for those units were scheduled to be completed this year, as well as a couple of repairs under warranty. As of August, those units are now complete. The next round of concrete work has not yet been prioritized and quoted. Moving forward we are concentrating the efforts on

high-priority repair work, based on our vendors assessment. If you have any concern regarding the safety or soundness of your porch, step, walkway, or driveway, please contact Herriman. Lastly, although the landscaper has reviewed but please let Herriman know if you notice any new issues with the sprinklers as a result of the concrete work.

Upcoming Projects

Roof repair work is scheduled for September/October for buildings 8 and 12. These two buildings complete the phase of the roof replacement project that began around 2014. The roofs have a 15 year lifespan. If your unit's roof has a leak or other issue in the meantime, please put in a request with Herriman.

Road work, including crack fill and repair, will begin once the roof work is completed (Oct/Nov). We did obtain quotes for a full seal coating, but determined it was cost prohibitive for this year, and the professionals did not recommend it.





Gardens

As you will have noticed, this summer the Board has been focusing on improving our neighborhood landscaping. This included hiring a new lawn service vendor (Executive Property), trimming trees and shrubs, and mulching all of the beds. Moving forward, mulching will take place *every other year*.

The landscaping vendor generally maintains the front garden beds, however, they have been instructed to bypass any beds that appear to be maintained by the co-owner. **If you choose to maintain your own front garden bed, please keep in mind these guidelines:**

- Mulching will take place *every other year*. Co-owners are welcome to add their own mulch in the off years. *Please use the same Dark Walnut mulch*, if possible, as it will hold its color for two years.
- Plants must not become overgrown or impeded or hang over the sidewalk in any way. No pots or planter are allowed on the sidewalk as they can pose a trip hazard.
- Do not plant vines that will grow on or attach themselves to the building.
- Perform at least one fall clean up by cutting back dead plants and removing leaves.
- Plantings should be in keeping with the size and scale of the area and should not encroach on your neighbor's garden area.
- The addition or removal of plants that grow to a height taller than 36" should be approved via a modification request form.
- New or expanded planting beds should be approved via a modification request form.

Lastly, in the near future the board will contract an expert to create a standard landscaping plan that will provide a baseline and help keep future landscaping consistent throughout the community. This will be implemented in 2019-2020 as the budget allows.

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Budget

Given all of the projects mentioned above, be assured the board is keeping an eye on the budget and reserves. The board has reviewed the budget and adjusted it to more closely track to the 2017 Reserve Study. The goal is to assure a well-maintained attractive community and a healthy reserve fund to avoid one-time assessments whenever possible.



As a result, some of the major projects such as costly concrete repairs have been spread over a longer period of time. If there were structural or safety issue these would be evaluated immediately and addressed as needed. If you ever have questions regarding the budget please contact Herriman.



Decks

On July 1, 2019 Herriman sent a notice asking co-owners to assess their deck conditions and repair or refinish them if needed by August 31.

Since that date, Herriman has done a neighborhood walkthrough and re-assessed the decks. Co-owners with decks found to be in disrepair will have recently received a violation notification, along with a vendor quote for bringing the deck up to standard. **You may choose to use the vendor provided, hire your own vendor, or DIY, but decks must be addressed to avoid penalty. If your deck is not addressed, or a modification form provided, by November 15, Herriman will have the deck repaired/refinished and charge the work to you.**

A list of recommended deck finish colors has been provided and can be found at myturnberry.com.

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Parking Signs and New Parking Policy

At the Annual Meeting in March, as a result of several co-owners requesting that guest parking and other parking areas be addressed, the Board set a goal of reviewing and refining our out-of-date policies throughout the year. Policy review will take the entire community into consideration. This is a shared community and as such the focus is a fair, consistent approach. Parking was listed as a priority topic.

First, you may have noted that there are several new “No Parking” signs. These have been posted in areas designated for fire lanes, snow removal, and/or driveway access.

Secondly, attached you will find a draft copy of the revised Parking Policy regarding communal/guest parking spots. The intention is to:

- Encourage considerate use of parking spots to keep them available for guests
- Discourage parking sprawl or long-term parking for units with multiple vehicles

This policy will be open for comments for 30 days. Contact Herriman with your comments and they will be collected and presented to the board for consideration. Comments will be taken into consideration but are not guaranteed to affect the final policy. The final policy will be posted when it goes into effect in Oct/Nov this year.

Seeking Community Event Coordinator

Any people persons out there?? If anyone is interested in organizing a community event please contact the board through Herriman. It can be a simple backyard BBQ, coffee and pastries on a Saturday morning or playtime in the park. Any opportunity to meet and interact with our neighbors face to face is invaluable in building a stronger, safer community.



You can find this information and more on myturnberry.com.

Contact Herriman if you have questions:

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