

Hello Village Grove Members!

We hope that this newsletter finds you doing well. We just wanted to provide you with a few updates from around the complex.

- **Insurance- State Farm**
 - The state has currently DENIED State Farms request for a 22% insurance hike.
 - This could be both good news and bad news
 - In the short term, this will keep our prices from increasing more
 - Not sure what this means for next year or for State Farm (& other insurance companies) from leaving the state as many have, & as most have in Florida
 - We will closely monitor what happens and do our best to keep all members aware
 - We do already get a significant credit from State Farm due to our loyalty and time with them
 - As a reminder:
 - Village Grove insurance cost 2024: \$35,000
 - Current Village Grove insurance costs 2025: \$47,000
 - This approximately equates to an additional \$16.17 more per owner/ per month from this increase alone
 - This is with our significant credit that they provided to us
- **Upcoming Maintenance**
 - Stucco repair/ patch work scheduling to be painted
 - Centralia Street lights- few damaged & Rick looking into repairing
 - New corkboard for Guard Shack (\$30) & will be installed by Rick
 - Centralia Street numbers clean up by Rick- completed
 - Requested better weeding of West Side ground cover- gardeners will work on
 - Looking into better placement of East side roof ladder- will address with roof project
 - ***if you see or have a repair request from COMMON AREAS around the complex, please send an email directly to Brockman Properties
 - The board tries to see all, but it takes a Village to run Village Grove!
- **California Mandated Balcony Project**
 - Due to scheduling conflicts and weather, the new engineering company has not yet been able to come out to measure for the creation of the Plans
 - Crown Constructions & Peter Engineering company are now scheduled to be on site March 12 & 13th
 - they may be accessing your balcony
 - they may have ladders out so give extra caution when driving & walking around

- After Plans are created (quoted around 2 weeks), then submitted to city for permitting
- We have heard, not verified, that the city permitting offices are not too backed up currently, so we are hopeful that we can get through that phase quickly
- After permitting, we will start the repair process
- As a reminder, ALL balconies will have some level of repair
- We are still on LIMITED USE of balconies until project is complete

- **Dog Poop Bags from apartments**
 - These bags are provided by the apartments for apartment residents
 - We have been asked to not use them as we do not contribute to the costs
 - Please bring your own bags and discontinue using theirs

- **Rick & all vendors**
 - Please limit your conversations with Rick when you see him on site
 - **We are paying Ricky HOURLY and owner conversations with him cost the entire complex money, as he is billing us for his time**
 - Any requests that you may have should, as always, go through Brockman Properties, including pictures if possible
 - **This applies to ALL HOA vendors on site**
 - Rick would need approval before starting any work so all requests should be directly sent to Brockman Properties

- **Board is working on quotes for Condo Carpet area**
 - **Do you know a good LICENSED carpeting/ flooring company?**
 - Please share information to Brockman Properties for us to reach out to them for ideas and quotes
 - As stated in the meetings, per the Reserve Study, this carpet has a 10-year life, which has expired
 - This carpet is also in VERY bad shape and is in need of repairs, but unfortunately cannot be patched and must be replaced
 - We encourage all owners to check it out for themselves & walk the 2nd & 3rd floor of the condo buildings
 - Once new flooring is installed, owners may be held responsible for stains outside of their units
 - This project is scheduled to proceed AFTER completion of balcony

- **Clubhouse Rentals**
 - Summer is coming!
 - Pool heater will be turned on in March
 - Please submit all clubhouse rentals to Brockman Properties via email
 - The rentals are first come/ first get
 - We usually cannot accommodate both a Saturday and Sunday rentals from different members, therefore, while your clubhouse rental is just for the one day, in most cases that will block out the weekend
 - Clubhouse will be checked before and after rentals for cleanliness & that there is no damage

- Deposit check of \$150 is still required for renting the clubhouse & will be returned after final inspection, assuming no damage & it is left clean
- Clubhouse must be returned clean, trash taken out (with member trash bags being used to replace full ones) including areas around the pool if your party used those areas
- Recently member Don & Karen SCRUBBED the clubhouse, even the kitchen grout, to get it in great shape. Lets keep it that way please! (thank you Don & Karen!)
- **Committees**
 - The board would like to once again try to create committees
 - Once we have the final costs of the Mandated Balcony Project, we will be working on creating member led sub committees
 - If you have interest in these committees, please let Brockman Properties know
 - Possibly landscaping committee? (help with determining if any changes needed, seasonal flowers, etc.)
 - Possibly architectural committee (help with wood project, stucco, etc.)
 - Possibly fun committee? (create fun events around the complex?)
 - Possibly website committee?
 - Other suggestions?
 - Positions on the committees, if any, would be determined by the committee (all would have same level of engagement, but possibly assigning 1 person to communicate with the board, etc.)
 - All communications to vendors will still flow through the Board & Brockman Properties, unless otherwise outlined
 - These can only happen if we have volunteers to work with the board on these committees
- **Website Update**
 - While an official vote is not needed, the survey request for interest in this has concluded with 10 replies for yes/ 5 replies for no
 - The board has done further investigations and learned that Brockman Properties is not able to manage the website, this would need to be done by board members
 - Once the Balcony project is further along, then the board may have more capacity to look further into this
 - The board will keep all informed & would like to thank Member Sean once again for his work and insight into this

Any questions or concerns, please email them to Alyceanne at Brockman Properties.