

The Peninsula HOA Quarterly Newsletter

Welcome

The Board of Directors for the Peninsula welcomes you to the third quarter newsletter. The Board feels our neighbors should be a part of all that happens in our neighborhood. We meet monthly as a board, and it is open to all homeowners, but for those that can't make it we hope our quarterly newsletter offers some insight into what is happening in our neighborhood.

Board Meetings

The Board of Directors meets the 3rd Wednesday of each month at 7:00 PM at the Phillip Miller Library. Attendance is encouraged if homeowners want to attend. As a reminder of the monthly meetings sandwich boards are placed at the entrance/exits to the neighborhood a couple of days in advance of the meeting.

Web Site

The Board encourages homeowners to use the HOA web site as an additional resource for HOA information. The web site is www.plumcreekpeninsulaho.com.

Architectural Requests/Reviews

As stated in our HOA covenants any exterior modification to your home or yard needs to have Board review and authorization prior to starting the work. On the web site you'll find an Architectural Request Form which has to be filled out and submitted to the board for review. This submittal can be at regular Board meetings or throughout the month by passing the request form on to a Board Member and the Board can usually meet via e-mail and get approval or ask for additional information as needed.

Friendly Reminders

- 1.) Please make sure as you walk your dog(s) through the neighborhood or along the Association's Common area that all pet waste is picked up and removed from neighbor's yards or Common areas. Your neighbors thank you in advance for your courtesy.
- 2.) Assessment payments – are due on the 1st day of the month and are considered delinquent if NOT RECEIVED by the 10th of the month (not postmarked by the 10th) in the office of Special District Management Services. When mailing please allow 3 days for delivery and if you use bill pay service via the internet allow at least 7 days since most services do not make payments the same day the money is removed.
- 3.) Trash cans – please make sure that you are not putting your trash containers out too early the day prior to pickup and please insure they get removed from the street the same day they are emptied. As a reminder if it is a holiday week trash

- pickup is usually delayed a day after the day(s) holiday i.e. if the holiday is on a Monday our trash will be delayed one day.
- 4.) Yard maintenance – help us keep the Peninsula beautiful by keeping up with your weekly mowing and adhering to City mandating watering schedules during the summer months.
 - 5.) Snow removal – it is every homeowner’s responsibility to keep their sidewalks cleared of snow after each snow storm. This is not only an HOA request but a City rule and regulation which is fineable if not adhered to.
 - 6.) Neighborhood safety – get to know your neighbors. It helps to keep our neighborhood safe. If we are all looking out for everyone else’s property, children, family members, pets, etc... it makes us a less vulnerable neighborhood.

Welcome New Homeowners

1603 Sand Wedge Way	Ronald and Adrienne Lucas
1580 Peninsula Way	Richard and Janet Lutz
1328 Double Eagle Ct.	Steven and Lynita Stuart

Upcoming Neighborhood Events

The Peninsula tries to have a neighborhood party every year. It is a great time to meet new homeowners and to get reacquainted with old friends and neighbors. Last year’s event was a great success and was held at the Plum Creek Country Club Pool with food/beverages served and a live band offered good music. This year’s event is planned for the following:

Date: August 15, 2009

Time: 4:00 – 7:00 PM

Place: Plum Creek Country Club Pool

Menu: Hamburgers, Hot Dogs, Chips, Soft Drinks free to all homeowners and their children living at home. Guests may be invited at a cost of \$9.95 for adults and under 12 \$5.95. Cash bar available.

Activities: Pool Party

Neighbor Input

If you have suggestions for our neighborhood or would like the Board to look into making our neighborhood better we always welcome homeowner input.

New E-mail Address

If you have a new e-mail address please share it with us so we have a complete and updated list. It is a great way to communicate with all homeowners immediately if needed. The Board will blind copy all residents to keep your e-mail private to help avoid any potential abuse of receiving unwanted e-mail correspondence.

Project Status/Homeowner Suggestion Status

<i>Project or Suggestion</i>	<i>Initiated By</i>	<i>Status</i>	<i>Final Status</i>
Mowing common area	Board	Waiting for it to seed.	Mowed on 6/15/09
Improve entrance markers	Homeowner	Waiting for initial bids.	Deemed too expensive.
Reduce common grass area – water rates went up considerably in 2008 and penalties double your rate if you exceed your budget amount.	Board	Waiting to receive initial bids to determine pricing and ROI.	Deemed too expensive, ROI exceeds 10 years. Board will try to get two more bids. Probable outcome is the Board will continue to save money to budget in case this becomes a city requirement to reduce sprinkled area.
Annual neighborhood party	Homeowners	Last year’s event was a success.	The time and date have been established and posted in this newsletter.
Remove 2 dead trees from common area	Homeowners	Tree’s have been identified	Board has approved removal of 2 trees – not to be replaced.
Plant flowers at entrance markers	Homeowners and Board	Bid received was deemed too expensive – almost triple last years bid.	A homeowner has volunteered to take on this project with Board approval – not to exceed \$400.
Improvements to common area – erosion areas	Homeowners and Board	The Board did a walk through in April and identified areas for improvements.	The Board has approved to add 3 tons of breeze and 5 boulders to repair and negate the erosion area.

<u>Board Members</u>	<u>Board Position</u>	<u>E-Mail Address</u>	<u>Term</u>
<u>Date</u>			
Randy Vier	President	rkvier@aol.com .	2011
Phil Monticello	Vice President	montipr@msn.com .	2010
Jan Wallace	Treasurer	vipergal@aol.com .	2010
Bob Wells	Secretary	rbwells51@aol.com .	2010
Joe Nussbaum	Member	jnuss4013@msn.com .	2011