

Dear TNECA Homeowners

March 17, 2021

The board has met today and discussed our options after the Zoom meeting held on February 27, 2021. We have obtained 4 different quotes for painting of the remaining units. We have decided to go with R&F Painting for a total cost of \$147,900. This is to include painting of buildings 2,3,4,5,7 and 8. Also the garages and sheds. The quote also includes replacing rotten wood before the painting. The proposal is to do ALL the remaining buildings as was suggested at the Zoom meeting in order to prevent future price increases if it was delayed. In order to get this accomplished we had discussed either a special assessment or a flat due increase. The board believes if a special assessment is levied either in one installment or over two quarters, we should be able to accomplish this capital improvement without raising the dues and still have 10% as required by law in our reserves. Owners will be billed also for limited common elements (Garages and Sheds)

As Divided by ownership the Special Assessment would be:

Masterpiece-\$3441

Tradition -\$3171

Signature -\$2991

Premier Upper -\$2871

Premier Lower-\$2741

Please **REMEMBER** we have a shortfall in part to the dues reduction last June due to Covid-19.

We need a majority vote on this to move forward if not the board will be faced to increase dues and probably not be able to paint all buildings this year. This in the long run will cost the association and thereby its members more. We would like to begin painting in April.

We also discussed the changing of the bylaws. As it states right now unless you are an original owner with the original pet when you moved in pets are prohibited.

We would like a vote to change the bylaws to allow pets of a certain size with restrictions on barking, waste removal and viciousness (as stated in the original by-laws).

Due to the cost of neglect of reporting of damages to the common elements in units that have been in the rental pool. As well as Treetops rescinding the benefits to the property owners without a membership we are proposing a vote to limit rental of the units to a minimum of one month. The board feels it is unfair for the association members to bear the cost of damages done by renters and neglect in reporting said damages.

VOTE _____

Approval of Special Assessment as described above	YES	NO
Change of By-Laws to allow pets	YES	NO
Limit Rental of units to a minimum of one month (consecutive days)	YES	NO

SIGNATURE _____ UNIT # _____

We require a majority vote to implement these changes. Due to covid we are not able to meet in person, we ask that you return your vote on these three separate items by replying to this email. An option may also be chosen to have the board cast your vote by proxy. Please indicate your unit number and spell out your name with the phrase "as my signature" after.

Please understand we are asking this to have beautiful long lasting buildings and have a financially sound association

Thank You for returning your vote by **MARCH 26, 2021**

Carlo Ciaramitaro

Kevin Overlock

Claudia Gilson