

Rollins Ranch Fall Newsletter

October 10, 2017

Hello everyone,

For our Fall Newsletter I wanted to give some updates. There are a few projects that the board is involved in and some things that if you could help with will continue to make our neighborhood even better.

-Our **HOA website has been redesigned** to ease in knowing what is going on in our community and finding information. Please take a look at it! RollinsranchHOA.com. Also please know that the formal way that the Board will communicate with community members will be through our HOA manager through e-mail and letter.

-The Board has approved to implement **Phase I on the pond** area which is to clean it, drain it and to add some piping from the storm drain down to the small drainage stream so that we don't continually get drain water flowing into the pond each year which carries much dirt and sediments. Second: When Oakwood Homes was done developing the **west area of Rollins Ranch**, they deeded back to the HOA a partial of land that was left with old cement, 2X4's, plywood and a lot of weeds. The Board approved to improve this area and to beautify it with grass, sprinklers and some benches in which our community members could sit and look at the beautiful scenery and sunsets. Third: The board has also approved to move forward on **fixing a few parts of the entrance**. First, we have fixed much of the main lighting system to include changing to LED lights to conserve power, and fixing broken light housing units. Second, we are also in the process of correcting the Trellis's that are starting to lean. And yes... **Christmas lights** will be up soon and will be turned on November 1st. Please refer to the Board meeting minutes for more updates and info on these projects.

-**Please be courteous while walking dogs in the neighborhood** and use a leash no matter if you think your dog is well trained. Also, please make sure there are no voids in your fence for your furry friends to escape. There have been several instances where dogs have rushed families on walks in the evening and children going to /from the bus stop that they did not know, this can be very frightening to the parent and young child. In these instances the dogs have jumped up on them knocking them over. Also, please clean up after your pets, whether it is on HOA property or a neighbor's yard.

-**A huge thank you to our Activity Committee, Danny Kilgore, the Lights, the Perrys, the Martins, the Toomers and the Egglestons** and all the time and effort they put into throwing amazing activities to bring us together and get to know each other better. Since we have formed this committee and put a budget towards these activities, the neighborhood has built stronger bonds with each other. I do know that there are other communities that have voiced that they "wished their communities organized activities and brought people together like this one does". That being said, the current committee has fulfilled their one year commitment and thus we are looking for several new people/couples to serve and to continue this great work. We are looking for approximately 12 people, Danny Kilgore has volunteered to stay on another year.

-The Board has had our **Local Architectural Committee** look at our CC&R's concerning things that would need approval before building on a lot. We would like all community members to know, that if they

don't know if a project is within the covenants, to please submit it to the HOA manager and he will forward it to this committee to look at. **"JUST SUBMIT IT"** Let them help you! The form and instructions are on the website listed above, "Architectural Review Request".

-As always the **HOA is looking for volunteers** to serve on the different committees we have formed. If you are willing, please sign up on the HOA website, click on the icon, "volunteers" and we'll contact you and we'll talk about what areas interest you.

-Since the last vote on improving the **HOA park/common space at the entrance**, the Board has read and taken the constructive feedback and have also added a few new members to the Park Committee. This committee has redesigned the park/common space and there will be a vote that will shortly be sent out via email to all community members, again, based upon the comments we received. I hope you will give it your full support!

-This year will be my third year serving on this Board and I have been able to get to know almost everyone and formed great friendships with you. Thank you for supporting those who volunteer to serve on this Board and the committees. I know that I and the entire Board are grateful for your ideas and support as we continue to grow our great community. There will be three positions that will become vacant at the next annual HOA Board meeting... just something to think about if you want to get involved. Thank you for being great neighbors and thank you for taking care of each other. This neighborhood is unique and I love being a part of it!

Brandon Moses
HOA President