

Beacon Park Phase 1 Newsletter: October 2018

2018 Halloween Event <https://www.beaconparkhoaphase1.com/halloween-2018.html>

Please join us Saturday, October 27 noon to 2pm in the Phase 1 park for the Phase 1 Halloween party. There will be Decorate-a-Pumpkin and candy for the kids and cookout for the adults. What other surprises and activities does our event coordinator Mary have in store for us? You'll have to attend to find out!

2019 Shared Budget <https://www.beaconparkhoaphase1.com/budget.html>

Enclosed is the proposed 2019 budget and meeting notice. The Titan bulk discount for Beacon Park sub phases negotiated by William and Kevin is in effect for Phase 1 for 2019.

Beacon Park Lifestyle Event - Save the Date!

Beacon Park will be holding a community event the evening of November 8th in order to help unite all subdivisions

2019 Townhome Budget

Kevin has personally conducted an extensive review of 10+ years of financial documents to unravel the origins of the large surplus of retained earnings. Roughly \$268,000 of townhome surpluses will enable us to credit the entire annual townhome budget. **There will be no townhome HOA payments in 2019!** The remainder of the surplus will be used for townhome painting and gutters.

Phase 1 Summer Update

- Ultimate Image landscaping continues to shine as they recover our community from the previous landscaper. The sod installs are completed and we will see fresh mulch after the gutters are installed.
- Trevor and everyone at Titan have done an outstanding job during the management company transition.
- The annual meeting has been scheduled for Monday, November 19.

Master Summer Update

- The road signs illegally installed on Master property were removed.
- The security patrol contract was increased to cover additional hours at the pool and at meetings.
- The pressure washing for Master sidewalks, walls and fences has been completed.
- The HOA sidewalk repairs have been completed. Fortunately Kevin found this vendor at the CAICF HOA trade show, they use advanced technology to slice the edges (instead of grinding) which drastically reduces costs over repouring sections. These repairs dramatically reduce our liability, and bring us back into ADA compliance.
 - NOTE: Orange County is also working on fixing the right of way sidewalks. This is unrelated to the HOA sidewalk project, but was requested by the HOA.
- Mulch has been refreshed around the monuments.
- Many irrigation fixes have been performed by Ultimate Image, including the back pond of Phase 1 which has been inoperable for the last 5+ years! Special thanks to Jey and Kevin for not giving up on this issue, and showing incredible patience and perseverance. This irrigation was shut off 5+ years ago when Phase 2 controlled the Master, let's hope similar issues like this don't happen going forward, to the detriment of Phase 1.

Phase 1 BOD Membership Update

We are extremely pleased to announce the promotion of Mary Elmahdi from the Fine Committee to the Board of Directors. Mary has served with distinction on the committee and, of course, as events coordinator. Mary wants a better community, takes problems in stride and is open to different viewpoints. Please welcome Mary to her new position as she looks to lead us all in a better direction next year, and ensure that your association is working in the best interest of homeowners.

Respectfully,
Beacon Park Phase 1 Board of Directors