

Hello TCC Residents,

We hope you're doing as well as can be expected and staying safe and healthy during these challenging times. While it's not easy to operate in this environment, much has been done and many projects are on the horizon! Given we're now operating on a quarterly board meeting system, and we can't hold the Resident Forum Meetings that we had planned, this resident new letter will be a bit longer and more detailed than usual. ***We encourage you to read the entire document, however, to keep apprised of what's happening in your community.***

TCC Quarterly Board Meeting - Moved to Thursday, 4/23/2020

Given the status of the COVID-19 pandemic and the necessity and resulting mandate of social distancing, our Quarterly Board Meeting **will be held telephonically on Thursday, April 23, 2020, at 6:30 pm.** (Note: this is a week later than originally planned/announced.) Please be on the lookout for updates, including conference number, as we get closer to the meeting date. Specifically,

- We will likely modify the format to adapt to the meeting-by-conference-call limitations but will give a detailed update on where we stand on 2020 budgeted projects and other news. We'll also have our normal homeowner forum but will consolidate the usual two sessions (one at the beginning, one at the end) into a single session toward the end of the meeting. That way, many questions may be answered from the president's report, committee reports, and property manager's report.
- January, February, and March 2020 financials have been posted to our new website, and on Friday before the meeting, the full board packet will be posted as well.
- We encourage those with questions to email them to Jami (TCCManager@Tomahawkcreek.net) by noon on Tuesday, April 21, 2020. This will allow ample time to prepare responses. The questions/answers will be shared in the meeting and may be posted as an addendum to the board packet. This will keep the call itself as efficient as possible.

Homeowner Planting Program

The board will vote in the Q1 meeting on a final plan to allow homeowners to accelerate planting of barren areas near their buildings. More details coming soon to this widely anticipated program!

Status of 2020 Budgeted Projects:

Several projects planned for 2020 will soon be under way:

- We will soon see new shrubs going in around the east side of Bldg 6, tree stumps being removed at various places around the property, and new ornamental trees planted to replace those lost over the last several years.
- Concrete and asphalt work will begin in the next month or so. We will tackle the worst areas this spring, and then see if we have room in the budget for more work in the late summer or early fall.
- The pond dredging project is expected to begin in early May. This work is considered “Phase I”, which will involve:
 - Dredging the furthest west pond area along Town Center Drive,
 - Building a silt restrictor pond to help reduce the amount of silt flowing into our ponds. Future phases will be budgeted in 2021 and beyond.
- The tennis/basketball court resurface will begin once we’re sure 24-hour temps won’t fall below 60 degrees - (late May/early June).
- Yet to be determined: carport work. We not been able to hold resident forums to discuss this important issue (repairs/replacements needed). Once it is safe to do so, we will schedule the forum(s) to discuss potential resolution/action plans.

COVID-19 Financial Hardship

Community leadership recognizes that while these uncertain times create difficulties for all or nearly all, we also understand that some are more severely affected than others. If you were laid off from your job or your income has been reduced to the point that you anticipate the inability to pay your dues in a timely manner, please email our Property Manager, Jami Sabin - tccmanager@tomahawkcreek.net - and she will work out a payment plan with you.

- ***You will need to provide proof of hardship in order to be approved for a payment plan.*** Please understand we cannot forgive payments because the dues cover the maintenance of our property; however, if a payment plan is proposed and approved in advance of delinquency, and so long as payments are made in accordance with such plan, then late fees and interest charges will be waived. Delinquent payments made outside of a formally approved payment plan are subject to normal late fees and interest charges.
- ***Note this is a temporary adjustment to our standing delinquency policy,*** offered to reflect the severity of the global pandemic and its effects on a person’s ability to meet their financial obligations. Once America gets substantially back to work, we will revert to our standard delinquency policy.

Spring is here...and that means Spring Cleaning Time!

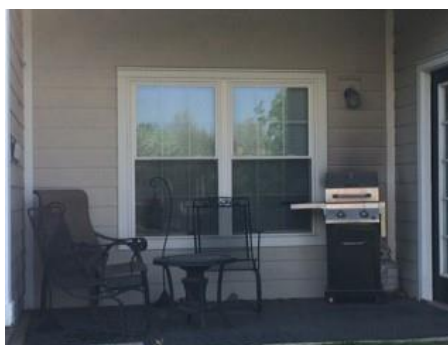
We've noticed a lot of decks and patios need a good spring cleaning.....this is a reminder that cleaning supplies, gardening tools, toys, etc. are not allowed on decks/patios. Several residents have put benches outside their doors - these are not allowed and need to be removed. Currently, the rules/regs state the following:

“Balcony or patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, coolers, or other items shall be stored, hung, or draped on railings or other portions of the balcony or patio. Unsightly items must be kept out of vision. No motorcycles can be parked on balconies or patios. Small storage chests of no more than 23 inches high may be placed on a balcony or patio”

The board is in process of reviewing the Rules & Regulations and will soon amend this document to provide additional clarity of what is and is not allowed outside of units and on patios/decks. In the meantime, we ask that you do your part. There are many residents working hard to help beautify our community. When well maintained, property values are more likely to rise or at least remain stable. Below are some examples patios both in and out of compliance with the TCC Rules and Regulations:



**Patio NOT in compliance with TCC Rules Regulations.*



**Deck and patio in compliance with Rules & Regulations.*

Top Dog Tips!



In addition to maintaining clean outside spaces, we're asking all residents to please pick up after your pet and throw away your poop bags in the waste stations located around the property. Leaving pet excrements can lead to the following:

- Water contamination
- Attraction of coyotes and rodents ([feces is the leading source of food for rats and mice](#))
- Damage to lawn
- Contraction of bacteria illness, infections, and disease in both humans and pets

With the coming spring weather and strict “shelter in place” mandate, many people are walking the grounds. In addition to finding “land mines” while on walks, numerous residents have commented that some residents are habitually leaving pet excrement in collection bags outside their doors. Again - pet waste containers are located throughout property; please use them.

Trash Collection Reminder:

Trash is collected on Monday's and Thursday's starting at 9 am. Please have the trash out to the curb by that time for it to be collected. Do not place the trash out the night before and please do not set your trash out in the afternoons or on non-trash days. These bags will not be picked up.

Another Committee Appeal:

We're still seeking additional resident involvement in our committees. If you have some time to give and have interest, skillset or expertise in landscaping, building improvements, accounting/finance, architectural control/review, or social/welcoming activities, please contact Jami at TCCManager@Tomahawkcreek.net to submit your name for consideration!

We hope you and yours stay safe and can enjoy the upcoming Spring weather – together!