

Tomahawk Creek Community Update

Happy Monday TCC Residents! We hope you're enjoying this unseasonable February weather.....but don't get too comfortable.....change comes tomorrow with a high in the 40's!

Please note the following important community updates, upcoming events, and general TCC tidbits. While there's a lot of information below, we encourage reading the entire document – there's a lot going on and coming up at Tomahawk Creek!

Board Meeting Schedule Change:

At the January meeting, the board voted to change the frequency of the board meetings from monthly to quarterly. This was based on several factors, including improving efficiency and meeting attendance (by both residents and TCC committee chairs/members). In the event community actions requiring a board vote cannot wait until the next meeting, a special meeting will be called. However, we anticipate being able to manage actions requiring votes around the quarterly dates.

The regular board meetings will be held on the 4th Thursday of the month following quarter end. The annual meeting will be held in November, as it has been, and the board will provide typical updates and act on any matters requiring a vote prior to year-end.

The dates of the 2020 board meetings are currently planned as follows:

Q2 Board Meeting:	July 23, 2020
Q3 Board Meeting:	October 22, 2020
Annual Meeting:	November 12, 2020 (Tentative)

We will assess the meeting schedule later in the year and make adjustments as necessary. If you have any questions, please see Jami in the TCC Clubhouse or email her at Tomahawkcreek@cmckc.com

New Website Coming Soon!

Jami and Amber Schreiber (Board-at-Large Member) have been working hard to convert over to a new website. The NEW Website Provider is HOA Express. There is a tentative launch date of March 30, 2020. The benefits of switching to this new website are:

- Cost is \$175 per year cheaper than our current website provider.
- We will be able to eliminate Rackspace and save \$518.40/year using HOA Express' email functionality (included in the price)
- Easy-to-use backend for Administrator(s)
- Homeowners can manage user preferences
- Built-in visitor tracking
- Create forums/discussion boards for committees
- Ability to send text messages

There will be communication sent to all residents prior to the launch providing instructions for the new site. We are very excited about this new service for the community!

2020 Committee Update and Appeal:

We are evaluating all our committees and intend to "refresh" and clarify the purpose, roles and responsibilities of each committee and the leadership for same. In this exercise, numerous opportunities for improvement have become apparent, and the following actions are in process:

- We want to continue/expand our efforts to improve the "Resident Experience" at Tomahawk Creek. In 2019, many improvements were made with respect to the landscaping care/maintenance, the clubhouse was adorned with seasonal decorations, summer flower pots at the pool/clubhouse were well-maintained, watered, and generally well cared-for, the pond health was substantially improved, and the new television in the clubhouse was used and enjoyed by residents who cheered on our Chiefs!
- We are restructuring to provide for a Building and Grounds Committee, of which the Landscape Committee will be a sub-committee. A second sub-committee - the Building Committee - will be added. The Building Committee will be responsible for the upcoming clubhouse improvements and seasonal decorations.
- We would like to see an improvement in the frequency and the methods for committee meetings and establish a more formal reporting process for use in communicating committee action/progress to our residents.
- Expectations for committee leadership and membership need to be clarified and communicated. For example, we would like to see committees hold meetings at least once per quarter, then provide a written and verbal report at the quarterly board meeting. Such report will preferably come from the committee chair, with an alternative provided in the event such chair-person cannot attend a particular meeting.
- The committees need more help. That said, however, the help needs to come from those with particular skills required by a respective committee, along with a willingness to commit to the time and effort required to successfully achieve the committee goals and responsibilities.

We extend an invitation to all owner residents interested in joining or chairing a committee to submit a *Committee Participation Request* (a copy of which follows this communication) to the TCC Property Manager, Jami Sabin (Tomahawkcreek@cmckc.com), and HOA President (Nancy Pozo - board-president@tomahawk-creek-hoa.com) outlining the committee for which you'd like consideration.

We would like a good mix of both long-time and newer residents represented on the committees. In contemplating your involvement, please note the following:

- Committee members will be chosen by the President (in consultation with the Property Manager and Officers of the Association) based on a number of factors, including but not limited to (1) Skillset required to contribute to a particular committee's goals/tasks; (2) Willingness to attend both committee and board meetings; (3) Commitment / ability to work well with others in a productive, professional, cooperative and collaborative group setting.
- Per the TCC Bylaws, Article III, Section 20: "Unless otherwise provided in the By-Laws or in the resolution authorizing a particular committee, the members of each committee shall be appointed by the President and shall serve at the pleasure of the President. Any committee member, except a member of the Covenants Committee, may be removed with or without cause at any time and with or without a successor being named. The appointment and removal of members of the Covenants Committee shall be governed by the provisions for the appointment and removal of directors."

Please note the effort of evaluating our committee structure, roles, responsibilities and people is an attempt to improve the overall management of our community by getting the right people in the right places of leadership and productivity. This will in turn help in our goals of a positive resident experience and solid real estate investment, whether we are resident owners or investors. We collectively have a 356-unit condominium community with an aggregate market value in excess of \$50 million. An asset of this size is deserving of an active/qualified board and committees. While we'll never be perfect, we can certainly strive for consistent improvement.

To do so, we need your help. While it takes time, several new friendships / relationships have resulted from people coming together for the benefit of our community. There's no price that can be placed on that!

Important TCC Tidbits:

Trash Compactor – When using the trash compactor, please remember that that many items are prohibited from being put in – some, but not all of the disallowed items include:

- Propane tanks, paint cans, large Christmas trees, furnace, large doors, long blinds, empty cardboard boxes not broken down, are just a few items that are not allowed. If these items are in the trash compactor, there is a chance that they can explode and hurt you or someone else. It's possible a large item will not break down and end up jamming the trash compactor. You will need to hold these items until the open top dumpster is on property.

If you notice trash is starting to pile up:

- Please press the green button on the outside by the gate to the left. This will turn the compactor on. The compactor runs twice automatically.
- This is important especially on the weekends so that Jami and James don't have to climb in the compactor to remove items to unclog the trash before compacting on Monday mornings. Yes, that's what happened a couple weeks ago.....people piled trash up trash until it was spilling over the top, and when James returned to work on Monday morning, he had to take out numerous bags, crawl inside to get more bags out, run the compactor, load up, and run it again. All the trash bags easily fit in the dumpster, but the compactor simply had to be run.

Let's help James out a bit and push the green button if compacting is needed!

Doggy Waste – Please be mindful of your neighbors and pick up after your pets. Jami is starting to get lots of complaints about waste not being picked up. This is a violation per the Rules and Regulations. You may be assessed fines if you are caught not complying.

Residents Beware - There have been reports that cars were broken into the night of 2/13/2020. Please make sure you do not leave anything of value in your car. Make sure items are out of view if someone looks into your car windows. Also, make sure you lock your car when going into your home. Beware of your surroundings.

Committee Participation Request

Tomahawk Creek Condo Assn.

(Please return to Jami @ TCC Office)

Name: _____

Building/Unit: _____

Phone #: _____ Email: _____

Committee Desired * _____

Skills / Qualifications / Reason for Wanting to be a Committee Member:

***Notes:**

➤ Committees Include:

• Building	• Landscape
• Social	• Website / Communication
• Covenants	• Architectural Review
• Welcoming	• Finance

- Residents may participate on more than one committee; please submit a separate application for each.
- Committee members are expected to actively participate by attending meetings/events which are sponsored/held by their respective committees.
- Per the TCC Bylaws, Article III, Section 20: ".....members of each committee shall be appointed by the President and shall serve at the pleasure of the President. Any committee member, except a member of the Covenants Committee, may be removed with or without cause at any time and with or without a successor being named. The appointment and removal of members of the Covenants Committee shall be governed by the provisions for the appointment and removal of directors."