

November 22, 2020

Hello Heritage Townhome Neighbors,

Well to say the least this has been a challenging year for all of us both mentally and physically.

With a such a great start to the 2020 Year and then to see our Townhome Community, our City, our State and the entire country hit with a pandemic the likes of which none of us have ever seen, lived thru or could have even imagined living thru. It has substantially impacted all our lives and redefined how we negotiate our day to day life and business. I certainly could have never imagined in my lifetime that Toilet paper would become such an elusive commodity.

2020 has also been challenging for our community too, especially for some of the projects that we had slated to be completed by Year end.

These would include:

1. Stain Phase 1 fencing
2. Install Phase 2 fencing
3. The Installation of Drainage between Ethic, Fable and Culture Lanes.

On the Phase 1 staining and the Phase 2 fencing I have received word that we will be initiating these projects starting on 11/30/2020 with completion anticipated by 12/7/2020

One project that was completed but not on our plans for this year was the installation of our new Linda Lane entrance Call Box due to damage to the previous call box. We now have at the Management office the new RFID cards available too.

The new Restated CCR's have been completed and recorded to bring us to date with the latest State Laws. With that completion and the **increase of HOA Dues by 10% in 2021 to \$146.00 per month**, it will allow us to start accumulating funds for needed maintenance projects around our community.

The other major topic the board addressed this year was the flooding issue.

As you are aware of at our Annual meeting the Board asked for a special assessment of \$275.00 per Owner which was approved by the members that participated in the meeting. I have spoken with Veronica Morgan of Mitchell & Morgan and she is preparing an updated proposal for the Board to review to initiate a plan to give us options to go to the City of College Station to ask them to provide guidance as well as financial assistance with this issue.

Also, as you may or may not also be aware of, they have started construction on the Highway 30 Exxon Convenience Center just to the north of our community. I have been in contact with Debbie Stickles at the City of College Station and filed an open records request for all the building and drainage plans which I did receive and have forwarded to Veronica Morgan and the management office. Should you want to review these personally please contact the management office and they can forward the file to your email address.

In that conversation with Ms. Stickles I voiced my concerns in regard to runoff issues with all of this new construction that has happened around us, and how it has impacted our community and exacerbated our flood issues and she was well aware of it by the tone in her voice. I would recommend that we all individually call the City and voice our concerns.

Here is the information you will need.

1. Project Name: Hwy 30 Exxon
2. Project Number: SP2017-000017
3. Engineer Reviewer: Anthony Armstrong
4. Phone Number: 979-764-3570

In closing, the 2021 Billing Schedule Form was emailed to all owners on November 23rd. Please complete your form on or before the December 23rd deadline if you want to make a change in your billing. Forms received after this date will be charged for the change.

Additionally, an on-line payment option is available on the association website. We hope you find this payment option convenient in paying your dues. If you have any questions, please contact the management office.

For additional details about our Heritage Townhome community please visit the website at www.heritagetownhomes.com. You can also join the Heritage Townhomes Next Door community at www.heritagetownhomes.nextdoor.com to ensure the current contact information for you is up to date, especially your email address. By providing your email address, we can save the HOA on the cost of postage (so that money can be used for other projects).

The Board of Directors wishes to thank all of you for making Heritage Townhomes a great place to live! Our community is made better by the residents who put forth the effort to maintain their properties, volunteer their time, and offer suggestions for making our community a great place to live in Bryan-College Station.

We encourage you to be actively involved and look forward to seeing you at our board meetings, the annual meeting, and out in the community!

Warmest Regards,

Dave Van Noy
President