

### **Annual Owners Meeting**

Our annual owners meeting will take place on September 9<sup>th</sup>, 2017 at pool weather permitting. Should we experience inclement, the meeting will be held at Equity Real Estate's office located at 201 Wellborn Road, College Station. Highlights of this year's meeting will include the following items:

- Restructuring Owner's HOA dues
- Owner's assessment for future property improvements
- New security cameras on property
- The need for all owners to send in mortgage, insurance and tenant information
- Overall property changes

### **We are a Condominium Association not an Air B&B**

It has recently come to our attention that at least one unit has not only been listed, but rented through Air B&B. While as a owner you are welcome to have a guest stay at your property, it is strictly against our by-laws to lease, rent or otherwise take payment for "transient" purposes. This is in place for the safety and welfare of our tenants. We take great pride in the safety of our residence as is exemplified in the new gate system, new lighting, new speed bump and soon to be in place camera system. Please call Equity's office should you have any questions regarding this issue.

### **Our New Gate is Now Operational**

The new gate system is installed and operational. The gate will remain open until the first week of the fall semester to insure all residents have had ample chance to pick up their new gate pass at Equity Real Estate. Instead of remotes, the resident will have a pass like the system used by TxTag. As the driver approaches the gate, a reader will sense their presence and automatically open. When a visitor arrives at the gate they will be given the opportunity to scroll through the menu to find their friend. They will key in the resident on the screen and a call will be made to the phone number that has been stored for that resident. The resident will then be given the opportunity to speak with the caller and open the gate remotely if they choose. Please call Equity's office with any questions at 979-696-4464.

### **Additional Foam**

We have recently completed injecting foam under building 4 to stabilize the erosion that was occurring where the foundation company had tunneled under the slab to place piers. Landscaping will follow where anything was disrupted. This should be the last building to be addressed.

**Condo vs Apartment**

Many owners may not be completely familiar with the difference in condos vs apartments. The major differences are that when you rent an apartment, the owner of the apartment is responsible for all maintenance and upkeep, where you as a renter are responsible for rent payment and any damages you may cause. In condos, you as the owner are responsible for all maintenance and upkeep for everything inside your four walls and a little more. Your responsibility also includes the plumbing and wiring back to the meter. The HOA is responsible for exterior upkeep of the property, parking, pool, roofs etc. You can find a copy of our bylaws and more on the website.

**Dog Gone... Well, not quite**

In the last newsletter, it was described how we have been experiencing an increasing problem with dogs in the pool and inside the fenced pool area. This problem has continued. With that, the board has elected to forgo the written warning for the first offense as it is clearly labeled on all pool entrances that dogs are prohibited in the pool area. All fines are listed below.

First offense – \$250.00 Fine

Second Offense - \$500.00 Fine

Third Offense - \$1,000.00 Fine

Please help us by calling the Equity Office and reporting this type of activity.

**Board Positions are Open**

We are always open to have additional members on our board. This position gives you both a voice and a vote in the management of our property. We hold regular meeting both in person or by phone usually on the second Saturday of each month at the Equity Real Estate Office in College Station. Please call their office directly to submit your name for consideration or feel free to attend our next regular meeting.