**2016 HOA Accomplishments**

**Sidewalk Settlement Finalized and Signed** -

* $300,000 Letter of Credit
* Extensive sidewalk replacements and repairs
* 20 year warranty

**Streets**

* Extensive patching and repairs and replacements
* Final top-coating poised to begin

**Turnover from Developer**

* Successful negotiations completed
* Developer meeting all legal requirements for repair/replacement of infrastructure

**Nat Gas**

* Natural Gas Committee established and conversion well under way

**Landscaping**

* New landscaping design and plantings along entry rocks, center island and circle. Incremental, community-wide landscaping master plan launched.
* Treed area in the center of Shoal Road groomed and mulched.
* Communal white fences behind Shoal Road power washed and overhanging trees trimmed
* Community playground mulched.
* Improved floral planting along the community entryway and improvements to the entry circle.
* Tree line limbs trimmed and herbicide applied to invasive vines

**Lighting**

* LED upgrades to entrance, pool & fitness center and all existing street lights.
* Six new street lights added
* Lighting added to communal mailboxes

**Communications Improvements**

* New Classified Section added to HOA website
* Mail Chimp email service implemented for improved message delivery

**Fining Policy**

* Established a fining policy to increase dues collections

**Fitness Center**

* Two expired elliptical machines replaced
* One expired treadmill replaced
* One expired exercise bike replaced with Spinner model
* New rowing machine added
* One expired TV monitor replaced
* Window stickers added to remind owners to close and lock the windows before leaving the center
* Window tint added to upper windows facing the pool

**Flags**

* Entry circle flags removed
* Flags poles removed
* Planning in progress for placement of new American flag alongside fitness center

**Pool**

* Exterior wood trim and gazebo sanded and painted
* Baby pool slide repaired
* 5 new, larger-sized umbrellas added, plus 5 new, wheeled umbrella stands
* Main pool and baby pool tile and plaster repair in progress
* Re-slinging of 20 chairs and 28 lounges in progress

**Signage**

* “Breakwater” entryway signs re-painted
* Community speed limit signs installed
* Replacement of missing Roebuck Lane street sign
* Nuts and bolts on community Stop signs adjusted in order to keep signs securely in place during high winds