

To: Village on Harvest Creek Owners & Residents

From The Board of Directors

Subject: July Update

Hello everyone...hope things are well. We conducted our June board meeting this week and I want to share with you the main topics we discussed.

1. **May financial position.** Our spending at the end of May is at or below budgeted levels. We have incurred a few expense items in June that will increase our Repair and Maintenance expenses – the cleaning of the sewers and catch basins, repairing of a leak at the main valve controlling the sprinkler system and the cutting and removal of a large tree limb that was damaged in a storm early in June. We expect to be able to cover these within our budget.
2. **Speeding in the development.** Board members have been observing driving speeds of both passenger cars and delivery vehicles over the past month and are happy to report that most vehicles are moving at reasonable speeds. We therefore will continue to monitor but don't feel any additional action is needed, other than periodic reminders that we as residents can make sure we are mindful of our speed.
3. **Common areas.** Just a reminder that any work needed to the common areas should be brought to board's attention and should not be undertaken by individual residents. Please use the Wilson Blanchard

email at Niagarainfo@wilsonblanchard.com or email Karolina at karolina.kossakowska@wilsonblanchard.com to alert us to any concerns.

4. **Driveway repair.** In our last letter, owners were requested to let the property manager know if they felt that repairs to the exclusive use portion of their driveway were needed and the board would evaluate based on a “worst done first” priority. Only one or two owners have put their hand up, but we know from walking around that there are a number of driveways that are in need of repair and maintenance. As a result, we’re going to assess the driveway condition of each of the homes and initiate discussions with those owners we feel need to take some action. The starting point will be to photograph the driveways so that we have a record of the current conditions – so when you see one of us taking photos in your driveway, this is what we’re up to.

As always, thanks for taking the time to read this and continue to enjoy your summer!