

Hello TCC Residents!

We hope your summer is off to a good start, especially considering the crazy times in which we are all living! We also hope you are enjoying the TCC gym and pool and appreciate how most people have conformed to the guidelines of signing into the pool and practicing good social distancing while there. We expect these conditions to continue for the duration of the pool season.

Following are some important Tomahawk “Need to Know” items; please note important information, upcoming events, and dates:

TCC Quarterly Board Meeting - July 23, 2020 - 6:30 pm

Given the status of the COVID-19 pandemic and the continuing necessity for social distancing, our Quarterly Board Meeting **will again be held telephonically**.

Be on the lookout for dial-in instructions and for a posting of the agenda and meeting packet on the TCC website. Resident questions should be emailed to Jami (TCCManager@Tomahawkcreek.net) by **end of business Friday, July 17**; this will allow ample time for review and inclusion of responses in the meeting packets.

Homeowner Forum Teleconference - Carports - July 7, 2020 - 6:30 pm

To determine financial responsibility for direly needed repairs to the community carports, the TCC Board and HOA legal counsel have completed a detailed review of the TCC declarations and bylaws. We will communicate the outcome of this research/review and discuss the anticipated plans for the carport work in a Homeowner Forum. Teleconference instructions are as follows:

Teleconference #: 1-720-902-7700 (US Central)

Meeting ID: 148 453 7494#

We encourage all residents, whether you have use of a carport or not, to attend in this important discussion.

Tomahawk Creek Website - Only 126 of 356 Residents Have Registered

The data population of the new community website is nearly complete, and we have been live since March. To date, however, only about one-third of our residents have registered for the website. Our management company emails needed information via their property management systems, but we also post resident communications on the website. We are also starting to post additional information and “tidbits” to the website. For those who do not use the internet or email, we will continue the practice of posting communications on the bulletin board (located outside the mail room) and placing a copy in a binder (located in the clubhouse).

Instructions for registering to the website (www.tomahawkcreek.net) are as follows:

- Once at the Homepage of the Tomahawk Creek site, click “Register” in the upper-right corner of your screen
- Create your account.
- After creating your profile, weekly updates will be automatically sent from our website to your email alerting you of fresh content posted. If you want to change the frequency of the automatic updates, you can manage your user preferences within your profile.

Major Sprinkler Repairs Under Way

Prior to and during the annual start-up and inspection of our sprinklers, numerous problems/cracks/leaks were discovered in our 30-year old system. Due to the cost of the repairs, extra time was taken to determine what repairs were required and what could wait until fall or next season. Repairs are now under way and we hope to have sections of the system operating early this week, with the rest to follow shortly. We are aware the grass is brown in several areas. However, it is not dead/dying but rather portions are stressed and going dormant due to lack of water. Rain this past weekend helped, and our system should be up/running soon.

Homeowner Planting Program

Five residents have thus far participated in the Resident Planting Program, and numerous shrubs/bushes will be planted next week at Buildings 15, 17, 19, 21, and 27. If there’s an area near your unit that you’d like planted (sooner than the HOA has scheduled) please email Pete Beyer and Jami Sabin at

tcclandscape@tomahawkcreek.net

tccmanager@tomahawkcreek.net.

(As a reminder, this program provides for the HOA to subsidize 50% of the cost of planting in areas where there are missing, dead or damaged shrubs, or where the shrubs/bushes are simply past their useful life. While these areas will eventually be addressed in the landscape upgrade process, we are addressing the most critical/visible sections first and it could be quite a while before other, less critical areas are scheduled. The Homeowner Planting Program was therefore created to provide incentive/assistance to those who are willing to contribute some of their own funds and want the planting done now vs. later. HOA funding under this program is limited to \$3,000 but only about 50% of the funds have thus far been allocated.)

James is Leaving Us for a New Opportunity

James recently gave a 2-week notice to Tomahawk Creek that he will be leaving us to pursue his passion of being a small motors mechanic. We are very happy for him, but will miss him in our community! His last day is Thursday, July 9. We have begun a search for James' replacement.

Update on 2020 Projects:

The following were recently completed:

- Building 6 has new shrubs/bushes
- Numerous old tree stumps have been removed - still more forthcoming.
- Ornamental trees planted - we could use help filling water bags if a new tree is located near your unit and you are willing to "adopt" it. If so, let Jami know.
- Bushes trimmed throughout the community.
- Two new pine trees planted.
- A portion of the speed bumps have been installed, but more are coming.

TCC Projects In Process or Coming Soon:

- **Tennis Court Renovation Has Begun!**
After consulting with another vendor, the Board decided to go a different direction with resurfacing the tennis and basketball courts which is saving us tens of thousands of dollars. We anticipate the courts to be ready for play sometime around July 8-10.
- **Drainage Correction - Building 24**
The drainage correction project on Building 24 has begun; projected completion is between July 3 and 8.
- **Additional Speed Bumps**
The speed bump project is not yet complete; additional bumps will be placed at the four-way stop sign near Building 4.
- **Dumping of Non-Compliant Trash Continues to be Problematic**
Cameras are scheduled to be installed the first week of July. Numerous non-compliant items have been recently placed in the dumpster and prevented the compactor from operating properly (furniture, large mattress/crib boxes, propane tanks, wire shelving, etc.). The placement of these items has resulted in trash piling up over the weekends and is continually costing James and Jami unnecessary time and dirty, dangerous effort on Monday mornings. The camera system should help identify offenders and fines will be assessed to those who violate the compactor rules. If offenders are found to be non-residents, license plates captured by the security system will be reported to the police.

- **Concrete / Asphalt Work**

Concrete and asphalt work will start soon. The worst areas are being addressed first, but there is much to be done. Given the extremely poor state of our asphalt/concrete and the amount of time since any substantial work has been done, we expect this to be a major, multi-phased resurfacing program. We are in process of getting asphalt bids by quad, and hope to start the major asphalt program in 2021.

- **Pond Dredging**

The vendor had a large job to complete and weather/Covid caused delays- but we are told our project should start the second week of July. Note the project scope has changed slightly after determining a silt restrictor pond is not necessary. Instead, we will dredge a larger area of the pond. The final phase of this work will be scheduled for 2021.

- **Carport Repairs**

Timing for carport repairs is yet to be determined but will likely begin in the late summer or early fall. We will start with the most problematic structure, which near Building 15. Due to the ongoing Coronavirus pandemic, we have been unable to hold an in-person resident forum to discuss this issue, but believe this an important step in helping residents understand the need for this work and how it will be paid for. A teleconference has therefore been scheduled in lieu of a face-to-face meeting, the date and dial instructions for which are shown on page 1 of this correspondence. Additional reminders will be sent out in advance of the call.

- **Architectural Standards Committee (“ASC”) Review**

Members of the ASC have been walking buildings and noting some of the more egregious violations. Letters to residents found to have violations have and will continue to be sent out; time will be given for correction of the violations but, if not corrected in a timely manner, fines will be assessed.

Please note that the rules of a homeowner’s association are in place for a reason and, if followed, the outcome will prove to be a positive place to live. So as another reminder, cleaning supplies, gardening tools, toys, etc. are not allowed on decks/patios. Balcony or patios shall always be kept neat and clean. Unsightly items must be kept out of vision. **Also - household items and excessive decorations etc. should not be placed at the front door of units.**

- **Trash Collection Reminder - Again:**

Trash is collected each week on Monday and Thursday. Please place trash outside no later than 9:00am, but also no earlier than 6:00 am. We have had some instances of trash being placed outside the night before trash day, the

trash bag was not properly tied, and an animal(s) tore the bag apart and trash items were strewn all over the driveway. Please do not place the trash outside of the 6-9am window on trash days.

- **Committee Members Still Needed:**

We are also still seeking additional resident involvement on our committees. If you have an interest and some time to give, along with ideas, skills and/or expertise in landscaping, building improvements, accounting/finance, architectural control/review, or social/welcoming activities, please contact Jami at TCCManager@Tomahawkcreek.net to submit your name for consideration!

Have a great week and a happy and healthy July 4th week and weekend!