

North End Newsletter

Fall 2025

2025 LANDSCAPE IMPROVEMENTS COMPLETED

We are happy to announce the landscape improvements budgeted for 2025 have been completed. We thank Rolando and crew at New Era Landscaping for their hard work and the attractive appearance of our community. Mulch was refreshed throughout common areas and inside some courtyards. Previously mulched areas, where the mulch was quickly wearing and washing away, were replaced with river rock. Several plants were added to areas where previous plantings had died.

As mentioned previously, the board is adding more river rock and using less mulch to common areas where it is appropriate. The board wants to keep an attractive balance of rock and mulch for a neat and lasting landscape appearance.

Thank you to the residents who replaced/refreshed the mulch inside their courtyards. The HOA reimbursed these homeowners for the mulch. This option is offered to homeowners every year to help keep landscape expenses to a minimum.

Forty trees in our community were pruned in 2025. Pruning was focused on maintaining the health and structural integrity of the trees. A few trees were removed from courtyards as they had outgrown their space. One dead tree was removed.



We encourage you to walk around the property in Block 8 (west of Hecla) and Block 9 (east of Hecla) to see the results of the landscape improvements.

SPECIAL ASSESSMENT PROJECTS COMPLETED UNDER BUDGET

We're pleased to report that all of the Special Assessment projects have been completed, including the privacy wall rebuild, the relandscaping of the 2270 courtyards, and the alley asphalt and concrete repairs and sealcoating.

Our original project budget was \$145,000, with the remainder of the assessment dollars intended to bolster our reserves. Thanks to careful planning and cost management, the

actual project costs came in at \$127,259 - nearly \$18,000 under budget. This means we will be able to transfer approximately \$62,000 into reserves.

The results speak for themselves: stable walls, refreshed landscaping, and stronger alleys. Thank you to everyone for your support - these improvements will serve our community well for years to come.

RUNNING A BUSINESS OUT OF YOUR UNIT

Each owner shall be entitled to the exclusive ownership and possession of that owner's unit. No unit within the community shall be used for any purpose other than single-family residential purposes as generally defined. However, owners may conduct business activities within their units provided all of the following conditions established in the covenants are satisfied:

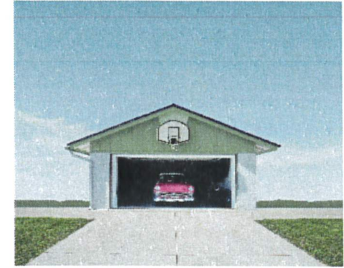
- a. The business conducted is clearly secondary to the residential use of the unit and is conducted entirely within the unit;
- b. The existence or operation of the business is not detectable from the outside of the unit by sight, sound, smell, or otherwise, or by the existence of signs indicating that a business is being conducted;
- c. The business does not result in an undue volume of traffic or parking within the community, which shall be determined by the board of directors;
- d. The business conforms to all zoning requirements and is lawful in nature; and
- e. The business conforms to any rules that may be imposed by the board on a uniform basis.

Uses described as "day care" or "childcare" facilities (licensed or unlicensed) are expressly prohibited except with the prior written permission of the board of directors.

If a homeowner has questions about running a business out of their home they should contact our property manager, Dan Anderson, at danderson@metropropertymgmt.com for further clarification.

KEEP GARAGE DOORS CLOSED

Many garage doors are being left open for long periods of time each day. Please close your garage doors upon leaving and returning home. Open garage doors can be an open invitation to thieves to steal items from your garage and unlocked vehicles. Thieves can also gain access to your home if the door between your garage and home is left unlocked. Thanks for helping keep our neighborhood safe.



HOA APPROVAL REQUIRED FOR THE ADDITION OF EXTERIOR BUILDING EQUIPMENT OR FIXTURES

The Board is sending out a reminder that “no exterior equipment or fixtures, including, but not limited to the following shall be permitted without the written consent of the Board of



Directors: air conditioning units, swamp coolers, or other ventilating equipment, and any type or kind of wiring, ducts, or pipes.” (North End Townhome Condominium Association Rules and Regulations). Any desired change to the exterior of a building must be detailed and submitted via a

Design Review Request to the Board of Directors. Design Review Requests should be submitted to Dan Anderson, our property manager, at danderson@metropropertymgt.com who will forward them to the board.

Homeowners who have done any changes to the exterior of their unit without Board approval may be asked to remove the exterior equipment or fixture. If a homeowner is notified of a nonapproved change to the exterior of their building and it is not corrected, the owner may be subject to fines according to the covenants of the HOA.

The HOA’s Declaration of Covenants can be found by going to www.metropropertymgt.com

PROTECTING AND PRESERVING OUR BUILDINGS

As our buildings age, it’s important to plan for, and be aware, that there will be increased repair and maintenance needs and costs. We need to keep a close eye on our structures to make sure that they remain solid and well cared for. This year alone, we have spent, or will spend by year end, over \$27,000 in essential work, including replacing rotten trim, siding, gutters, flashing, and completing fence and gate repairs.

During our annual painting, we also take the opportunity to repair any damaged trim and siding before applying fresh paint. This ensures we are building on a solid foundation rather than simply covering any problems. These efforts not only refresh the look of our community but also help prevent water from entering the structures, protecting our homes for the long term.

By addressing these issues promptly, we safeguard both the value and the safety of our neighborhood. We all remember that a special assessment was necessary when maintenance was deferred—we do not want that to happen again. With thoughtful planning and proactive maintenance, we are making sure our homes remain safe, sound, and welcoming for many years to come.

CALLING ALL EMAILS AND TELEPHONE NUMBERS

The HOA needs current email addresses and telephone numbers for homeowners to keep records up to date. Homeowners who rent their units are required to notify their renters regarding HOA updates. The HOA frequently sends out information and alerts via email regarding upcoming projects, HOA meetings, and important information affecting North End Townhome residents. Current telephone numbers are needed to contact individuals for immediate and emergency purposes. If you are not receiving HOA information or have recently changed your email or telephone number, please send current information to Dan Anderson, our property manager, at danderson@metropropertymgt.com.

