



SEPTEMBER 2021 NEWSLETTER

Dear Homeowner,

The new board of directors has been in place for 6 months now and we held the Annual Members Meeting on August 22, 2021. Minutes for this meeting can be found by accessing the HOA website www.ckthoa.com; click on Members and select News.

We ask that you take a moment to review the Governing documents as we will be addressing violations. Governing documents are posted on the HOA website under the tab 'About'.

The question has been raised as to what the plans are for the 'playground' area. The board has created a 'Playground Committee' to obtain input from the homeowners as to what they would like placed on that now vacant lot. Kara Barnett has volunteered to head this committee and we have 1 other volunteer; however we are seeking more volunteers for this project.

The board of directors has also created the 'Architectural Committee' so that we are in compliance with SB1588. We are seeking volunteers for this committee also.

If you would like to serve on either (or both) committee please send an email with your contact information to board@ckthoa.com and include the name of the committee(s).

Concerns about speeding vehicles were discussed at the last quarterly board meeting. The posted speed limit in our neighborhood is 25mph. In an effort to mitigate this issue the board will be purchasing and posting "Slow Children at Play" signs. The board also spoke to Wilco Road and Bridge department and they will be placing a radar/speed notification trailer temporarily when one becomes available. This will at least let drivers be aware of the speed they are driving.

It is noticed that when we have an abundance of rain the main entrance into the neighborhood (from Stadium Drive to Crystal Knoll Blvd.) turns into a 'wading pool'. The board has submitted a work order with Georgetown Utilities Customer Care so a determination can be made as to how to address this drainage issue. The board is also looking into the condition of the road on Jasmine Trail.

The board has contracted with US Lawns for the mowing of the common areas, mailbox kiosks and the retention ponds. The first service will be provided the first week of September and will include mowing of the retention ponds.

The board would like to start some community engagement efforts; however funds are needed to do so.



REMINDER: If you have not submitted your HOA Assessment Fee Payment, please do so as soon as possible. If you have not paid and/or did not receive an invoice for payment please send an email to board@ckthoa.com as soon as possible. Invoices will be sent again the early part of September 2021 to those we have not received payment. Please review the information below from our Covenants, Conditions and Restrictions governing document.

Article VIII – Maintenance Assessments

Section 6 Effect of Nonpayment of Assessments: Remedies of the Association:

Any assessments or charges which are not paid when due shall be delinquent. If an assessment or charge is not paid within thirty (30) days after the due date, it shall bear interest from the due date of the lesser of (i) eighteen percent (18%) per annum or (ii) the maximum rate permitted by law, and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien herein retained against the Lot Interest, costs and reasonable attorney's fees incurred in any such action shall be added to the amount of such assessment or charge.

Included with this newsletter is the HOA P&L Statement.

The board would like to offer you the opportunity to receive correspondences from the Board electronically. If you are interested in signing up for electronic communications access the HOA website at www.ckthoa.com and click on 'Member Sign up'.

Note from the President: *Keep in mind this will never be a us (homeowners) versus them (board members) atmosphere for we are ALL in this together to make Crystal Knoll Terrace the 'best neighborhood' in Georgetown.*

Please feel free to contact the board with feedback, comments and suggestions.

Thank you,

Crystal Knoll Terrace Homeowners Association Board of Directors