

August 5, 2021

Dear West Side Cottage Homeowner:

The purpose of this notification is to provide you an update on progress made by the HOA Board of Directors and Waves Association Management.

1. Attached is an **updated Homeowners' Association Information & Guidance Document**. The pool hours were listed incorrectly, and we made an update to the HOA member fees section. Specifically, we clarified the \$25 late fee and associated interest applied for unpaid balances. See bottom of page 4 for the detail.
2. The second attachment is our **new "Renter's Rules"**. This document can be used for those owners who rent their home out to guests. We recommend you print and post these rules in your welcome folders for all guests to read and follow.
3. We also want to let you know **we have contracts in place** for pool services, security services, landscaping services, and janitorial services. Please reach out to Katelyn, our primary contact with Waves for more information.
4. A big topic of discussion recently has been the **landscaping of the common grounds**. The pine straw needs replacing but there is a shortage. The HOA Board is making a final decision on replacing the pine straw with river rock. It is more costly, but over time it will be cost neutral because it will last for years. We expect to hire this work in the next couple weeks.
5. Another special service we are hiring is for a bucket truck to drive through the subdivision and **replace the outside lights** in the back of all our homes. This will be only the single light that you cannot reach without a tall ladder in the back center of your home. Some of our bulbs are out and need to be replaced. We must follow the turtle friendly rules, but most of our backside house lights are not facing the beach, therefore we should be able to put regular lights in place. We are leaning toward 60-watt dusk till dawn lights. We hope to hire this service sometime this month.
6. As we continue to review our vendor service contracts and review expenses outside the normal upkeep of property such as pool equipment erosion, new pool furniture, river rock landscaping, etc. **we may have to increase our HOA fees**. We are not there yet, but a time will come where our monthly HOA fees will eventually increase. The HOA Board is cost conscious and we are doing a good job managing expenses this year and we discuss the budget in October in more detail to decide if an increase is warranted. We will do our best to keep our HOA fees as low as possible while ensuring we maintain a safe and high-quality subdivision.

If you have any questions, please feel free to call me, John Barnes at 817-875-8870.

Warm Regards,

**Your HOA Board of Directors Team**

John Barnes, President

Teresa Gober, Vice-President

Sissy Thompson, Secretary

Susan Parker, Treasurer

Kathy Hatwig, Member At Large