

TRAVIS OAKS NEWS

1. **Top Issues – August:** (If you see non-compliance of HOA rules, please turn in owner or pet description to Real Manage)
 - Dogs in pool area. Dogs are not allowed within the confines of the pool fence.
 - Aggressive pets in dog park. Park is for non-aggressive, friendly dogs only. If your dog is aggressive, you must leave park and turn over use to non-aggressive dogs and their owners.
 - Raccoons in building attic(s). Exterminators are working on catching them.
 - Fixed the entry gate that was damaged by a vehicle. (If you know who caused damage, call Real Manage)

2. **Projects Completed - August:**
 - Cleared bamboo from the dog park. Park now has more running room and a shady sitting area.
 - 5 roofs were replaced: Buildings 8,22,23,24, & 27

3. **Projects Scheduled For September:**
 - 2010 budget will be drafted by September 30 and approved by the Board by October 30, 2009.
 - Will have a board walk through of the property with Real Manage on September 29th. Please provide any suggestions for inspections with Real Manage.
 - 4 roof replacements: Buildings 5, 7, 28, & 41

4. **Early 2009 Board Completed Projects:** Projects are grouped to create less burden on community.
 - Roofs - The roof project found 25% of boards rotting under the shingles that had to be replaced. This was an unknown cost. You don't know the condition until the old shingles are off. Completed new roof count:
 - 13 in 2008
 - 8 in early 2009
 - 12 left to complete by end of 2009
 - Decks - the deck replacements are a new design to increase water displacement
 - 2 decks have been redesigned and completed in 2009; units 2068 & 2101
 - Goal is to account for necessary repairs; implement plan to effect more repairs ASAP
 - New management company - Real Manage has been a success. They are working with the city for proper permits, and using better and more durable materials to fix any building issues. Real Manage also provides the HOA board with real-time reporting of financial & on going issues. None of the above was the manner of the previous management companies
 - 15 year Reserve Plan created for budget projection and improvements which includes savings goal and budget reserve. Goal is to never have a special assessment for deferred maintenance again.
 - Started new contract with a new professional mowing crew, TruGreen Lawncare. We are saving \$450 per month with same amount of service

5. **Utilize Your Websites:**
 - Travis Oaks HOA: www.TravisOaksHOA.com Use this site to view the bylaws online, view property maps, view parking assignments, and contact the HOA board
 - Real Manage: www.realmanage.com Use this site to turn in issues, report non-compliance, and manage your HOA fees
 - To receive a personal copy of the Travis Oaks News, enter your email address on the website

6. **Your Duty as a Resident or Owner:**
 - Security
 - Do not give out the passcode to the gate to strangers
 - Make sure walk-thru gate doors close behind you.
 - For pool & front gate keys, and entry remote control- contact Real Manage
 - If your deck is not safe, report issue to Real Manage
 - If you see any suspicious activity, call 911. The police will respond to patrol the complex.