

Accomplishments — Bella Palermo HOA board 2013 – 2014

- Maintained the same monthly homeowner dues (\$188.00) since 2009 while continuing to make improvements and keep the property looking nice.
- Replaced fence around the community pool with more secure fencing.
- Replaced pool locks, which required replacement of all homeowner pool keys (exchanged for old keys at no extra charge).
- Added security cameras to the pool and clubhouse area. Those cameras allowed us to catch a couple of people who were vandalizing the pool equipment. The board worked with law enforcement to identify the individuals and they no longer live in our community.
- Replaced windows in the workout rooms. Maintained the workout equipment. Added two new treadmills and one new elliptical.
- Installed new gutters on all upstairs balconies units.
- Painted all front doors and utility doors throughout the community.
- Replaced wood patio fencing throughout the community with pressure treated wood for longer durability (85% complete as of 12/31/2014, with 4 building remaining).
- Replaced damaged wrought iron patio fencing and gates as needed.
- Actively participated with Portola Hills I & II HOAs in relation to the new Portola Center development next to us. Board members attended many meetings with the City of Lake Forest about the new development.
- Negotiated with Baldwin & Sons, developer of the Portola Center project, for changes to maintain scenic views and increase the distance between our development and the new homes. Also, negotiated an agreement for improvements along the southwest perimeter of the Bella Palermo development.
- Approved many architectural requests, taking everyone's special needs into consideration.
- Maintained the community website with current board meeting minutes, news related to the Portola Center project and other items affecting homeowners.
- Continue to work with the landscaping company to improve their service and improve the look of the community's common areas.
- Requested that a reserve study be done to make sure we have enough money to handle contingencies. Results of the reserve study were mailed to all homeowners in 2013 and 2014.
- Requested an annual independent audit of our financial statements. Results of the audit were mailed to all homeowners.
- Changed guest parking rules so that guest vehicles are allowed 3 times in a calendar month versus a rolling 30 day period before being towed that some homeowners found confusing.
- Added a new page related to Parking on our website to help clarify the parking rules.
- Reviewed the feasibility of adding more parking spaces. Results are posted on our website.
- Manage the property management contract with TSG Independent Property Management and work closely with TSG management and staff to make sure all issues are addressed promptly.
- Replaced all rotten fascia on buildings 1-10, 23-27.

- Installed 60 new fire extinguishers on the exteriors of buildings 1-10.
- Repaired and replaced rotted exterior shutters on building 27.
- Installed weeping and drainage system around building 27.
- Removed multiple over grown trees within the community. Seven of the removed trees were around building 27.
- Swimming pool and spa plastered and good for another 13 years along with pool and spa heater that was replaced.
- Fixed builder defects in plumbing in 4 units.