

## **Accomplishments — Bella Palermo HOA board 2015 – 2017**

- Maintained the same monthly homeowner dues (\$188.00) since 2009 while continuing to make improvements and keep the property looking nice.
- Upgraded the security cameras to the pool and clubhouse area and added additional signs. Improved the fencing to help keep people from climbing over the top.
- Added four speed bumps to slow down traffic in the community and added a safety mirror at a blind corner on Sorano Cove.
- Initiated discussions with the Portola Hills II HOA to open a section of Malabar across from Bella Palermo and have verbal approval on that as of February 2017; waiting for City Council approval.
- Initiated a project to determine the feasibility of adding additional parking along Genoa. We hired a geologist to understand the composition of the ground, which required drilling two 20 foot holes in the slope. Sent a survey to all owners and residents to determine interest in paid, reserved parking spaces that would provide funds to add new parking.
- Replaced the webbing on all pool chairs and purchased additional chairs. Replaced some of the workout equipment.
- Replaced the restroom doors at the clubhouse.
- 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.
- Sent out periodic newsletters to homeowners and residents.
- Replaced the former landscaping company with Earthco, who has received many compliments on upkeep of the community. Repaired or replaced irrigation equipment and parts as needed.
- 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 2015 and 2016.
- Requested an annual independent audit of our financial statements. Results of the audit were mailed to all homeowners.
- 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.
- Added wi-fi capability in the clubhouse, which is available for residents, board meetings and clubhouse rentals.
- Repaired or replaced all utility doors in the community.
- Initiated a monthly light maintenance contract, which is more cost effective than a per-service basis.
- Maintained regular review of roof tiles for needed repair or replacement.
- Contracted for slurry seal of all the streets in the community.
- Contracted for maintenance of gutters with regular inspections and cleaning.
- Contracted for inspection and repair of all deck surfaces in the community.
- Contracted for repairs to stucco in the community.
- Updated all the community's rules and sent out to all homeowners and residents.
- Removed multiple over grown trees within the community.
- Stopped a number of flyers and regular solicitations that used to be left in the community.