

10/1/2022

### **Greetings to the Ruby Lake community.**

The new HOA Board has been busy working to get Ruby Lake up to its original standards. Below are some areas we have been focusing on:

#### **Hurricane Ian response**

1. The front gate is malfunctioning. ACT was called and is working to fix the issues.
2. Brightview landscaping contracted for clean-up of hurricane debris.

#### **Landscaping update:**

1. Exclusive landscaping contract termination and legal battle: spoke with several attorneys on strategies to finalize Exclusive problem. Chose Becker Law firm as new HOA attorney and to combat Exclusive.
2. Brightview contract extended for 1 month. They seem to be much more professional and responsive with several levels of management focused on our property. Once we sign a long-term contract, they will give us access to HOA Connect, which is a communication app that allows homeowners to make requests directly to Brightview. It also allows Beacon to track progress of open requests.

#### **New board members**

1. President: Alan Mathews, VP Russel Saldi, Treasurer Luis McDougal, Secretary Alexis Samaniego, General Director Brett Thomas.
2. Russel Saldi did a lot of work investigating our current IT and internet solutions in the clubhouse and common areas and found several obsolete systems we can remove to save money monthly. We will be implementing the changes asap.

#### **Pulte Money Owed**

1. With Scott from Beacon Community Management's guidance, we engaged a well-known attorney in the building and community development sector, to help us receive the monies owed by Pulte for allowing the Overlook at Ruby Lake townhouses to use our amenities, as well as the building flaws found in the engineering study. Last week, Pulte sent the community a check for \$150k for the townhouses use of our amenities as promised and offered a substantial amount to settle the engineering claim. The attorney and Board are currently doing the due diligence to make sure Pulte's offer on the engineering study is adequate before accepting it.

#### **Speeding**

1. Speeding is still a problem in Ruby Lake. New **15 mph** speed limit signs were mounted recently throughout the community to remind everyone of the 15 mph

speed limit. Speeding cannot be tolerated. The Board will continue to take steps to stop the speeding in the community.

### **Lake and Pond Clean up**

1. Ruby Lake was cleaned around the shore and all invasive plant species were removed. Monthly spraying of all ponds and lakes has begun.
2. We will also be stocking the ponds with triploid grass carp, which are fish that help keep the ponds clean by eating the vegetation. This is an inexpensive, eco-friendly way to help keep the community looking beautiful.

### **Holiday Events**

1. Events coming up: Hocus Pocus (Oct. 8, 2022), Halloween (Oct. 30, 2022), Food Drive (November), Holiday Party (December).

**The HOA Board is working to improve the community's quality of life. We look forward to your help and input.**

**Sincerely,**

**The Ruby Lake Community Association Board**