

March 21, 2018

TO: Reston Place Homeowners Association
Members

FROM: Reston Place Homeowners Association
Board of Directors

Enclosed along with this memo are the 2018 annual meeting minutes and rules and regulations update.

Please review them carefully. All fees are remaining the same as the previous year with the exception of the patio homes with odd street numbers on Duvall Street. The reason for their increase is due to the roof reserve that is associated with these homes (as a reminder these are the only homes in the neighborhood with a roof reserve). These fees are increasing from \$183.50 to \$192.00 per month as of April 1st.

The Board has lowered the pool fee for garden home owners and patio home owners to \$55.00 per season which is equal to the pool fees paid in the townhome owners in the budget. If you wish to have access to the pool please call Duckworth-Morris and make arrangements to pay the fee and get the code.

The \$200.00 annual reserve payment is also now due and payable by the end of May. Any of the assessments that are not paid by May 30th will be subject to a \$25.00 late fee as of June 1st. If you are having your monthly fees drafted please call Shelia Moore at Duckworth Morris at 205-345-1810 and give permission to draft the \$200.00 fee. It will not be drafted without your permission. You may also pay via credit card by calling Shelia as well. Credit card payments are subject to a convenience fee. As always you may send a check or money order payable to Duckworth-Morris at P.O. Box 1999 Tuscaloosa, AL 35403. Please make sure to indicate the Reston Place address you are paying for on your payment.

Reston Place Annual HOA Meeting

February 22, 2018 – Indian Hills Country Club

Attending: Charlene Dowling, Caroline Williams, Keith Kukla, John Austin, Caitlin Tubbs
Elliot Jones, Linda Pruet, Warner Johnson

Warner called the meeting to order at 5:30pm.

Warner introduced each of the Board of Directors to the homeowners. The directors sat at a head table with Warner and were available to answer questions throughout the meeting and afterward. Homeowners were asked to hold all individual questions until after the meeting and discuss one-on-one with Warner or a board member.

President's Report

Claude was unable to attend due to surgery but sent a message to the HOA, which Warner read on his behalf. It is attached.

Warner discussed the organizational changes with Keith Kukla now being employed by Duckworth have helped improve service for the HOA. He reminded the HOA that Keith has an office at Duckworth and is there weekdays beginning mid-morning.

Quorum

There were 149 members present plus proxies. This was not sufficient for a quorum. The meeting was adjourned. Warner immediately called a second meeting to order.

Keith's Report

Keith discussed improvements made in the neighborhood through the 2017 year. The year started with over 200 work orders and is now down to 23 and within budget.

We created a checks and balances system from work orders issued to bills paid. Monthly records are being maintained on all vendors and utilities. The phone bill (for Keith's phone) was reduced by \$40 a month.

All sprinkler systems, power sources, HOA street lights and Alabama Power lines are being monitored and the usage logged. Streets lights fixed and upgraded to LED. The sludge was cleaned from the lake. Pickle ball lines were added to the tennis courts as well as benches.

For 2018, the Reston Drive and Snows Mill Avenue entrances will be landscaped once the guard house is rebuilt. The street lights on Reston Drive, behind guard shack, will be have glass replaced, be repainted and function again once electricity is restored.

The pool pump house and gazebo will be updated. Keith noted the both have termites and you cannot treat for termites because of proximity to lake. The gazebo will be update to have a cinder block base. The pump house will have the electric meter on wall updated.

Long-term goals are to upgrade Snows Mill Avenue fencing, the sprinkler system and landscaping area by area.

Rules & Regs Updates

Elliot presented the updated document for homeowners to review (attached). He highlighted the rules about barking dogs, A/C window units and trash. He reviewed the process of how fees will be enforced going forward.

Financial Update

The budget was sent to homeowners to review prior to the meeting. John asked for any general questions and said he would be available after the meeting for any questions.

Architectural Review

Warner discussed the guard house rebuilding and the delay due to the city's permit rules. However, construction will begin when weather permits. Caitlin was available for questions. Some homeowners questioned the reason for building it back. The board explained it was a unanimous decision after hearing from homeowners.

Hollow Lane

A homeowner voiced concerns over the trees from the street behind Hollow Lane (back of Heritage Hills) coming onto their property and causing damage. The board agreed to send a notification to the homes along this street.

Estate Sales

A homeowner asked the board to discuss the rule regarding estate sales to allow in some capacity.

Insurance

Mr. Johnson stated he would like to review the insurance which can be confusing at Reston Place. He said the Association's agent is the Fitts Insurance Agency with David Fitts over the account. The insurance is through The Travelers Insurance Company. There are two deductibles that Homeowners need to be aware of. The first is a \$5,000.00 per occurrence Deductible for all covered losses except wind and hail damage. Under this deductible if there is an insured loss to one home or 100 homes the deductible for the entire claim is \$5,000.00 that would be split between all Homeowners involved. If there is a wind or hail claim the deductible is 1% of the value of each home. Homeowners personal insurance policies need to be written on a HO6 Policy and homeowners should have the Loss Assessment coverage on the policy increased to \$5,000. This policy will cover Homeowner's personal possessions and include some personal liability coverage. In addition homeowners should have betterments and improvements coverage. The Association's insurance covers the structures as they

were originally built. The betterments and improvements coverage is for improvements that have been made to the homes over the years. Since the Association's policy only covers the homes as they were originally built any upgrades, such as replacing carpets with hardwood floors, replacing the counter tops with marble or adding onto the home would not be covered in the event of a claim. If there is a claim a homeowner would need to file a claim on their personal HO6 policy for these upgrades or additions to the home.

Election of New Board Member

Warner reported the three-year terms for Charlene Dowling, Rush Crawford and Dolly Anders are over. Charlene and Rush have agreed to another three-year term. Dolly is resigning.

Rich Johnson was proposed to fill the vacant position. Rich accepted. The homeowners unanimously approved.

The meeting was adjourned at 7:00pm.

Respectfully submitted by Caroline Williams, HOA Secretary.

NOTES from Reston Place Homeowners Association President – Claude Wright

I regret not being able to be with you at the Reston Place Homeowners Association Annual Meeting. Following an accident at a professional meeting in Tampa last week, it was necessary for me to have surgery Wednesday of this week, and I remain in the hospital at this time.

I want to open by thanking each Board member for their hard work and support throughout the year. The responsibility of the Reston Place Homeowners Association is clearly outlined in the Articles of Incorporation. This Board has strived very hard to uphold those responsibilities by meeting on a timely schedule, normally once a month. This has resulted in the Association finances now being in excellent shape, and we anticipate this financial stability to continue in the years ahead. We are pleased to announce that the Board has voted to approve that there will be no increase in the monthly fee or the yearly assessment fee for 2018 except in one unique situation. Those homeowners affected by an increase have been advised of their increase and the justification for it.

Keith Kukla, On-Site Manager, now has an office at Duckworth-Morris and has been able to improve our service request responsibilities in a more timely fashion. There are currently a number of ongoing projects that were started in 2017 and will be completed in 2018, more information about these projects will be given during this meeting. There have been some landscaping improvements completed with more to come in the spring. Unfortunately the Welcome Committee and community wide social function was not completed in 2017.

There are a few reminders for all residents of Reston Place that I would like to mention:

- As a homeowner you have responsibility for the maintenance of your home as clearly stated in the Articles of Incorporation which are online at Duckworth.com.
- Maintenance and repair of gutters is the responsibility of the homeowner.
- Part of your monthly fee pays for the insurance coverage on your structure. With the type Association insurance we have it will be to your advantage to include a HO6 policy as part of your personal liability insurance and should include any improvements and betterments that you have upgraded to your home.
- The Association has an established painting and pressure cleaning schedule to maintain the appearance of all homes. For information regarding your home's placement on the schedule, contact Keith Kukla.
- Any changes to the appearance of the front of your yard or home must be submitted to the Architectural Committee for review and approval by both that Committee and your Board.

The Association rules have been reviewed and updated to bring them more in line with changes in regulations and technology. You should have received a copy of these changes when you checked in, changes will also be posted on our website, and more information about these changes will be given later in this meeting. These changes were made to maintain the quality, appearance, and home values of Reston Place properties. Any homeowner that does not comply with these rule changes could be fined after the second notice of a rule violation.

In closing, I would like to personally thank Warner Johnson of Duckworth-Morris for his support and leadership in the assistance of managing the Reston Place Homeowners Association. His experience and knowledge is invaluable, and we are very fortunate to have his involvement.