**A message from your Board President**

July 5, 2021

Ravines of Windemere North,

At our May 13th meeting of Ravines of Windemere North Home Owners Association the current board members accepted the resignation of Jim Meadows as Board President. Consequently we shuffled the deck a little until elections at the annual meeting in order to finish the year out. I volunteered to be President and Steve Edmund has been assisting me with Treasurer Duties along with his talented abilities overseeing building maintenance. Glenn Morrow has continued overseeing landscape maintenance and Heather Meadows has maintain office as our Secretary.

Despite what has been going on the last 18 months of the pandemic and minus a board member I am pleased to report that The Ravines of Windemere North is in a solid financial position. I am also pleased to report that the building and grounds were not compromised by any lack of regular or emergency scheduled repairs during this period. Steve has been proactive on repairs and eyeing any potential failures. Also, the grounds look great even when Mother Nature makes it difficult at times. Thank you Glenn for your attention to all of our grounds needs. Our minutes and scheduling and resident updates have been managed by Heather Meadows who I have counted on to push me when needed. (often)

Most importantly, no increase in our monthly fee will be needed this year! Speaking for all the board and VGL our property manager, there is little to no appetite for any increase over the next few years. We are going to hold the line on expenses and try to incorporate better maintenance reviews to anticipate expensive exposures to repairs. I encourage all residents to continue your own property inspections inside and the grounds along the exterior of your property. By doing this even bi-annually we may be able to mitigate an expensive repair later.

The recent tragedy in Surfside has exposed many failures within some HOA`S. I know how important communication is and how sometimes hard decisions need to be made. I hope that you can count on your board to do both and if we fall short of your expectations or accountability you will let us know.

I want to invite all residents to the Annual Meeting this year that will be held Thursday, July 22nd in the back yards of 466 and 464 beginning at 5:00pm. An agenda will be forth coming that will include election of board members. Grilled treats and refreshments will be provided. Please bring a side dish or dessert to share. Don’t hesitate to call me with any questions you may have.

Sincerely,

Rick Ryan President HOA

614-246-3188 m