

## Smoky Ridge HOA Infrastructure Improvements:

On January 1, 2019 homeowner dues increased to \$490 per year per household. This gives your HOA an extra \$245 per year per household or approximately \$126,420 per year total to use for infrastructure improvements and to increase our Reserves.

The latest Reserve Study that the Board had performed in 2017 indicates that the priorities for improvements in Smoky Ridge are our fences and sprinkler system. Other items that will also need improvement include landscaping, cluster mailboxes and parcel lockers, tree trimming, and our entry monuments.

Although the priority for replacement of the sprinkler system was slightly higher than that of replacing our fences, the Board decided that it would make sense to replace the fences before the sprinkler system in order to avoid damaging of the new sprinkler system while installing the fence, if the sprinkler system were to be done first.

To that end, the Board recently signed a contract with Fence Consultants, Inc. to replace approximately 1800 feet of fencing at our entrances along Progress and Crestline Circles. The cost for this first part of our fencing replacement is approximately \$101,000 and includes staining. The project is currently underway, and will replace the fencing from the entrance on Progress on both sides to South Gibraltar Court. It will also replace the fencing from the entrance on Crestline on the north side to South Genoa Street, and on the south side to South Gibraltar Court. The Board felt that the entrances were a good place to start the fence replacement project in order to give our community a good first impression upon driving in.

The fence replacement project will continue for several years with the Board spending approximately the same amount each year (as more dues are collected) until all the fencing has been replaced. This will take a total of four to five years to complete. If during this time there should be a catastrophic failure of the sprinkler system, the Board may have to delay the fence replacement project in order to deal with that.

The Board would like to replace a lot of the grass along both circles with xeriscaping in order to reduce our watering costs which are significant, and will be getting estimates for this while the fencing replacement project is ongoing. It makes sense to make the landscaping changes at the same time that the sprinkler system is being replaced so that money is not wasted replacing parts of the sprinkler system that will no longer be needed. The cost estimate for landscaping and the sprinkler system that is in the current 2017 Reserve Study did not include these changes, so it is not an accurate cost for xeriscaping and its associated irrigation requirements.

In regard to the cluster mailboxes and parcel lockers, the Board will continue to deal with their replacement on an as needed basis. Tree trimming will be included as part of the xeriscaping/sprinkler replacement project described above. Our entry monuments are in good condition and should not require any major expenditures.

This description is not meant to be a detailed financial accounting of expenditures. The Board will be having a new Reserve Study conducted which will provide that information. It is simply meant to provide a general description of your Board's plan for improving our community.