

7/28/2020

Dear fellow Whitehall homeowners,

It's been a busy and eventful year!

Enclosed please find a consolidated financial statement for the Whitehall HOA for the year ending June 30, 2020. We are pleased that our budget balanced and that we have ended the year in the black.

We would like to thank all the members of the Whitehall Community for your support - both with the Roof Assessment Payments and the patience everyone demonstrated throughout the reroofing construction process. This is a significant milestone for Whitehall of which could not have happened without everyone's efforts.

Here is some additional information about the annual meeting and board business:

1. **Self-nomination form – Due August 26, 2020.** Your community needs you! There are 3 open seats on the board for 2020-2023 (only one current member is running for re-election). If you are interested in running for a 3-year seat, please submit a self-nomination form to Gloria by 8/26/2020. A blank form is enclosed. These statements will be made available for review by the membership prior to the elections.
2. **Board member elections – vote by mail – September 23, 2020.** You will receive the Agenda for the annual meeting, a ballot and a voter information packet in early September. You can mail your ballot to Gloria, or drop it off at the Whitehall Meeting Room (dates and times TBD).
3. **Annual meeting – via Zoom – Monday, October 19, 6:30pm.** We will have a Q&A session about the information in this packet, and announce the election results. You will receive a Zoom meeting invite and link to the meeting in early October.

We continue to work toward enhancing the community in both its appearance and quality. The Board is committed to developing our maintenance programs to insure the long-term health of the community. We also are strategically working on how we can respond to the community as efficiently and with the most care possible. We thank you for your dedication and appreciation for the health of Whitehall.

Best regards,  
The Whitehall Board of Directors

# **Whitehall Townhomes**

## **2019-2020**

### **The Year in Review...**

- Roof replacement project completed! All 170 homes have new roofs with 30-year warranties
- 2020 Special Assessment (\$25,500) funded:
  - o Railroad timbers at 5700's-5800's (\$2400)
  - o Retaining wall at 5729-5731 Sentinel (\$8300)
  - o Hydroject drain cleanings throughout property (\$13000)
- 14 houses prepped and painted
- 12 houses sold at an average of \$133/sqft
- Poolgoers embraced all the distancing and extra precautions needed for COVID-19 defense – THANK YOU!

### **And coming in 2020-2021...**

- Painting the rest of the 5700's on Sentinel Dr (5728-5744, 5739-5753)
- Pool closes for the season, September 30
- Remaining roof warranties to be distributed in August
- Tree pruning finishes in September
- New, less expensive vendor for gutter cleanings
- Landscape enhancements
- Continued drainage monitoring and remediation

