

Hello Beauty Creek Villa Community

As the 2023 elections end and we look back on the year, we want to first give thanks to all of the residents and the previous board members that have committed their time to making our community such a great place to live. We had record involvement in this year's election with over 50 % participation. We had the one-year board spot end in a three-way tie. Ultimately it all ended up settling itself out as two members chose to withdraw from the race. Ultimately leaving one person for the fifth spot and he was appointed to the board. The five members elected to the board have appointed each other to the following positions for 2023-2024.

- *Danny Cronin, elected to a three-year term and was appointed President for 2023-2024.*
- *Kevin Allison, elected to a three-year term and was appointed Treasurer for 2023-2024*
- *Michael Nietert, elected to a two-year term and was appointed Vice President for 2023-2024*
- *Pero Dukleski, elected to a two-year term and was appointed Secretary for 2023-2024*
- *Goran Lalic, elected to a one-year term and was appointed Assistant Secretary 2023-2024*

Now that the elections are over it's time for us as the newly elected board to get to work for our community. The board has been engaged in conversations with multiple different people and entities over the last three weeks. The outcome of the conversations has been enlightening but made our goals very clear for this year. We are going to be focusing our efforts in three main areas this year: improving communication to our community, Vale Park Rd. speed mitigation project, Community outreach & engagement activities. To improve the following areas will take some time but we feel we are off to a great start.

Communication

We have already started working on a website www.beautycreekvillahoa.com. The goal of this website is to have all our community resources hosted on it and in one location. The website is currently live and is about 80% done. We hope to have it completed by mid -April. The website currently has three main pages: events, news, association resources. The news page is where you can find the latest news pertaining to our community. The events page is where you can find

upcoming meeting dates or community event info. The association resource page is where you would find our electronic complaint form or a copy of the by-laws, etc. The second thing we have done is given all board members an email. This will allow for members to have direct conversations with board members without having to go through the management company. E-mail communication vs USPS communication going forward, both forms have pluses and minuses. We as a board favor electronic communication as its faster and easier to get the word out then USPS. We understand people that still prefer USPS and are looking at ways to appease both groups. We are also planning to have at least three community HOA meetings this year. We ideally would like to have one every three months. We are working to have at least one meeting onsite in the summer months. This isn't all the communication items we have, hopefully this gives you a better idea of the direction we want to head as a board.

Vale Park Rd. Project

Vale Park Rd. is going from a dead-end road to a main east/west road. The big thing the board before us focused on is safety on Vale Park Rd. They worked with city engineers and developed a MOU (Memorandum of Understanding). The MOU is posted on our website and is an agreement between the City and Beauty Creek Villa. A couple things are set to happen over the next couple years. They are putting in a speed table at Winter Park and Vale Park Rd, which is set to be done by the end of May 2023. They are also making Kick bush a four way stop with ADA sidewalks. Ultimately the safest spots for kids to cross Vale Park Rd. will be at Winter Park and Kick bush. We also have a one year and three-year traffic study in place. The City is going to be studying the traffic flow and adjusting things as needed over the next couple years. We also have the City's Pathway Project. This isn't a part of our MOU but is important to us because it's what will fund the sidewalks on Vale Park Rd. The pathway project isn't funded yet, but the city is looking to secure funding and hopes to have it done by Fall of 2023 or early 2024. On our website we have a complaint form, we strongly suggest people use it and document any concerns or issues they have on Vale Park rd. This will allow us to gather these concerns and present them to the city in an organized and concise way. One thing we as a board are looking to do is get some trees or greenery along Vale Park Rd. We aren't going to hide the cars but

looking to soften the sound of the traffic coming through our neighborhood. As we get new information or updates on this project, we will post them to the website.

Community Outreach/involvement

We are in the process of getting a spring clean-up day on the books for our common areas. We are reaching out to our neighboring subdivisions to see if we can get a date for this year's garage sale. We have registered to be a part of Valparaiso National Night out this year. We would find out shortly if we made the cut for this year. We missed this year's Neighborhood Improvement Grant. This will be a topic at our next meeting, so please bring ideas with you to the meeting. We have time to work on our proposal, but we could get up to 15,000 in grant money for a project that benefits our community. We haven't had the time to start the planning, but we all agree we want to get a summer community wide event booked. We are currently focusing on getting the Spring clean-up booked first.

We hope to see you all at the next homeowners meeting. We still have SMG as our management company, feel free to use it if you can't figure out the website. Our goal is to eventually host all your resources online for easy accessibility. Thank you for giving us the opportunity to be on the board.

Sincerely Yours
Beauty Creek Villa Board

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