

THE ENCLAVE AT BELLE-AIRE CONDOMINIUM
ASSOCIATION



October 31, 2018

Dear Enclave at Belle-Aire Association Members:

The Annual Budget Meeting was held on October 30, 2018. Thank you to the homeowners who attended the meeting. We were pleasantly surprised with the new location at the Fire House and hope to have future meetings at this location.

- Some of the topics discussed at the meeting along with the budget were pet compliance, parking compliance, childish pranks within the community and home maintenance. If you received a letter advising your home requires maintenance the final inspection will take place by October 31st.
- Enclosed please find the approved 2019 Operating budget for your community. We are happy to communicate the Association dues will remain the same at \$185.00.
- Your new monthly coupon book and envelopes will be mailed in early December. For owners who have not taken advantage of automatic payment we urge you to enroll in on-line payments, including an automatic monthly charge to your personal checking account. Go to <https://cabpayments.mutualofomahabank.com/> to fill in the required data and to specify the payment option you prefer. Even if you used this convenient method of payment in 2018, it will be necessary to sign in again for 2019, since the maximum authorization period is only 13 months (because it is customary for Associations to increase their monthly condominium fees every 12 months). Have a payment coupon available to enter the required account information. Questions/Concerns-please call Community Association Banking Customer Service at 1-866-800-4656.

- Due to the excessive rain this summer we have noticed many trees have defoliated sooner this year. The Arborist has confirmed the trees are healthy. The first leaf cleaning will take place before Thanksgiving and the second cleaning will be in December.
- In an effort to save the plants in the island, we will once again wrap the shrubs in burlap in early December. The shrubs at the front entrance will also be wrapped in burlap.
- We would like to remind owners to turn off your outside faucet.
- Before using your fire place please have a professional clean your chimney.
- Annually, all homes should have the dryer vent cleaned. Fires caused by a buildup of lint are one of the most common household fires. Please be proactive and have the vent cleaned before the winter season.
- With the winter season upon us, we would like to remind homeowners of the Association's "Snow Policy" and have included the information for your review.

It has been our pleasure serving The Enclave at Belle-Aire Condominium Association and we look forward to a productive 2019 with little snow.

Sincerely,



Ann Marie Fahringer

Agent for The Enclave at Belle-Aire Condominium Association

attachments