



NEWSLETTER

Pick Up After Your Pets

Recently, there has been an increase in pet waste left around the neighborhood. Please remember to clean up after your pets and dispose of their waste properly. Not only is it a common courtesy, but it helps keep our community clean and enjoyable for everyone.



Additionally, please dispose of pet waste in your own garbage bin, not in your neighbor's. Being a responsible pet owner means being mindful of others and respecting shared spaces. Thank you for your cooperation.

Help Keep Our Neighborhood Safe



A friendly reminder to all residents: Please slow down when driving through our community. The posted speed limit of 10 MPH is there for a reason - to prevent accidents and keep our residents, children, visitors, and pets safe. Safe driving starts with each of us!

Update Your Automatic HOA Payments

To all homeowners using automatic payments for your monthly HOA dues, Please remember to update your payment amount to reflect the recent increase to \$250 per month. Ensuring your payments are adjusted will help avoid underpayments or late fees.

Calling All Photographers! Help Us Capture Our Community

Are you a professional photographer, or do you love snapping pictures? We need your help! Our HOA is updating our website, and we want to showcase the beauty and spirit of our community. That means we need fresh, vibrant photos, and we'd love to feature yours!

We're looking for pictures that highlight the wonderful people, pets, and places that make our neighborhood special. Whether it's your beautifully decorated front door, your kids at play, or special celebrations, we want to see it all. Help us create a welcoming and visually appealing online presence.

Email your high-quality photos to pageshoa@gmail.com. Include a brief description of the photos and your name if you want to be credited. By submitting, you give permission for your photos to be used in the HOA newsletter or on our website. Let's work together to capture the heart of our neighborhood. We can't wait to see your amazing shots!



THANK YOU, HOMEOWNERS!

A big mahalo, or thank you to all our homeowners for doing your part in keeping our community safe, beautiful, and welcoming. Your efforts, whether following HOA guidelines, maintaining your property, or being a great neighbor, make a big difference. A special shout-out to those who consistently comply with our community rules. You set a great example and help keep our neighborhood running smoothly.

Starting next month, we are launching **"You've Been Caught!"** But don't worry, this isn't about rule-breaking. It's about catching acts of kindness, helpfulness, and community spirit. Do you know a neighbor who goes the extra mile? Maybe someone who helps shovel driveways, picks up litter, always has a friendly hello or smile, or complies with HOA rules? We would love to spotlight them! Nominate a fellow homeowner by telling us what they did and why they deserve a shoutout.

To submit a nomination, email pageshoa@gmail.com or leave a note in the HOA drop box located next to the mailboxes. Let's celebrate the good around us!

A Message from Our Treasurer

Hello everyone!

I hope you're all doing well! As your Treasurer, I wanted to take a moment to chat about something really important: financial responsibility and transparency in our community. Working together is key to keeping our association financially healthy, and that helps improve our quality of life here!

Our budget helps us take care of essential services, like maintenance and security, which make our living experience better for all of us. To prevent any surprises down the line, let's keep these things intently prioritized:

- **Timely payment of dues:** Regular contributions from all homeowners ensure that we can fund necessary projects and services without delays.
- **Regular financial review:** We are committed to transparency and will continue to provide regular updates on our financial status, including detailed reports on spending and savings.
- **Budget adherence:** It is important that we remain within our approved budget, making adjustments only when absolutely necessary, and always with the community's best interests in mind.

Should you have any questions or concerns about the financial status of our association or would like to suggest improvements, please feel free to reach out. I'm here to ensure that we are all well-informed and that we continue to make decisions that benefit everyone in the community.

Lindsay Kibler



A Reminder About Outside Lighting

As part of our commitment to safety and security, we want to remind all homeowners of the importance of keeping your outside lights on from dusk to dawn. With only two streetlights on our property, well-lit homes help ensure the safety of our community by improving visibility and deterring unwanted activity.

Per the Pages Place Homeowners Association Outside Lighting Policy, all homeowners are required to maintain functional outside lights that meet the approved specifications. This not only enhances security but also ensures compliance with community standards.

Enforcement & Fines

As of February 1, 2025, the Association will follow the Revised Fines and Fees Schedule and Enforcement Policy. Homeowners who fail to keep their outside lights on as required may be subject to a \$25 fine per violation. To avoid penalties, please ensure your bulbs are in working order and turned on during the required hours.

What You Can Do:

- ✓ Check that your outside wall and entryway lights are functional.
- ✓ Use UL Listed Wet Rated bulbs with at least 450 lumens.
- ✓ Report any issues preventing compliance to the HOA.

We strongly recommend all homeowners read the full Outside Lighting Policy, which can be found on the Association's website. The policy includes detailed specifications for approved light bulbs to ensure compliance. Thank you for helping to keep Pages Place a safe and welcoming community for everyone!

WE WANT YOUR IDEAS



Our HOA newsletter is here to keep you informed and connected, and we would love your input! What topics would you like to see covered? Do you have questions about HOA guidelines, community improvements, or upcoming events?

Send us your suggestions, and let's make this newsletter even more helpful and engaging for everyone. Share your ideas by emailing pageshoa@gmail.com or dropping a note in the HOA drop box. We look forward to hearing from you!

Building a Stronger Community: Our 2025 Strategic Plan

Our HOA Board remains committed to building a stronger, more connected community. Guiding our efforts are a strategic plan, mission, and vision that promote openness, accountable leadership, and active homeowner participation.

Our Mission: To build a stronger, more cohesive community through transparent governance, responsible financial stewardship, and open, respectful communication.

Our Vision: A well-connected neighborhood where homeowners trust the Board's leadership, feel engaged in community decisions, and see their property values maintained and enhanced.

To bring this vision to life, our 2025 Strategic Plan focuses on four key areas of improvement:

Financial Sustainability

- Maintain adequate reserves for repairs and emergencies.
- Align budgeting with community priorities.
- Optimize cost efficiency through contract reviews and savings opportunities.
- Enhance financial transparency with regular reports and updates.
- Plan for future growth with resident input.

Maintenance and Capital Improvement

- Develop proactive maintenance plans to reduce costly repairs.
- Execute capital projects that align with community needs.
- Ensure quality and cost-effectiveness in vendor and contractor management.
- Improve communication about maintenance schedules and projects.

Communication and Community Engagement

- Expand communication channels through website updates and newsletters.
- Increase homeowner involvement in HOA activities and decision-making.
- Strengthen community ties through initiatives like the "Welcome Neighbor" program.
- Maintain transparency with detailed meeting minutes and project updates.
- Address resident concerns promptly with clear tracking and feedback systems.

Governance, Compliance, and Policy Management

- Conduct annual reviews of policies and insurance to ensure compliance.
- Simplify and effectively communicate key HOA policies.
- Improve compliance through education and consistent enforcement.

To keep the strategic plan actionable and aligned with community needs, the Board will conduct quarterly progress reviews and satisfaction surveys. When necessary, goals will be adjusted based on changing needs and feedback.

We invite all homeowners to review the full 2025 Strategic Plan on our website and share your input. Your involvement is key to making our neighborhood stronger, more connected, and well-managed.

Planning for Spring: Water Conservation and Community Care

It may be difficult to think about warmer weather while we're still in the middle of winter and experiencing snowstorms, but spring will be here before we know it. Now is a great time to plan for the upcoming season, especially with the potential summer drought.

Water Conservation Reminder: Due to expected drought conditions, secondary water will most likely be turned on late in the season and shut off early. Homeowners should plan ahead when selecting flowers and plants for their gardens, opting for drought-resistant and water-wise options to maintain a beautiful yard while conserving water.

We also want to remind everyone that culinary water is strictly prohibited for watering lawns, flowers, and garden beds. Please be mindful of this restriction to help ensure there is enough water for essential household use.

Community Care: A beautiful neighborhood is a team effort. We encourage homeowners to take pride in our shared spaces by helping where possible. Picking up litter, weeding, and maintaining common areas to enhance our community's overall appearance goes a long way.

Let's work together to prepare for a successful and sustainable spring!



We Want to Hear from You!

We value your feedback. Please use this form to share your thoughts, suggestions, or concerns about our community. You can remain anonymous if you prefer. Please fill out this form and place it in the HOA drop box. Thank you for helping us make our neighborhood a better place!

Feedback Form

(Please write clearly so we can review your input effectively.)

What's Working Well in Our Community?

(Share positive experiences, compliments, or things you think we're doing right.)

What Could Be Improved?

(Let us know about any concerns, issues, or areas where we can improve.)

Do You Have Any Suggestions or Ideas?

(Share creative ideas or solutions that could benefit our community.)

Optional: Contact Information (if you would like us to follow up with you):

Name _____

Phone/Email _____

Thank you!
Your HOA Board of Directors