

## Chairman's notes

September 13, 2024

Surprise, my report is a week early, but I am sending Chairman's notes now to get things back on schedule with The Happenings since it was only issued once in August. Now you will see a report from either Billy or me every week on Friday. For those who are away, please know these past two weeks have been very slow, and the weather has been rainy and wet.

I am very happy to report that most of our low-season improvement projects are now completed. We are still working on some drainage projects and our maintenance staff is in the process of cleaning out our storm drains to ensure that groundwater is flowing properly. The project to replace 3 fire hydrants on Sunset Drive is now complete, and the ground has been resodded. All of our erosion projects are now complete. Our painters are currently painting the exterior of the CSA Administration building, and this project should be complete next week. As information, all of the irrigation clocks for our lawns are now turned off due to wet turf conditions. Our lawn crews are forced to go very slow to prevent the black tracks and rutting while the turf is so wet. Please be patient with them as they are doing the best they can with these current conditions.

Our golf course project is running behind schedule due to the rain and the inability of the sod farms to cut sod and deliver it to us. I would estimate that we are approximately 30 days behind schedule at this point. So, in order to get the golf course open as soon as possible, we have changed our plan slightly. We will not be sprigging as much as we had originally planned, but we will be using sod which matures much quicker and will be playable much sooner. I must emphasize we are at the mercy of the weather! I can assure you that we are doing everything possible to get the grass in and the sod installed as soon as possible. Shane and Chuck explored alternative sod farms this week to see if there is any sod available, and we were able to secure one load to complete #3 fairway. We will keep you updated on progress.

Our Recreation department will start pressure washing all common area buildings next week and we are sorry for any inconvenience this may cause you. The Oak Cove pool bathhouse has been painted and that project is complete.

The CSA staff is in the process of updating all contracts in our storage lot, and there is a small increase in the rental rate between \$5 and \$10 per month, depending on the size of the unit that you have.

The Election committee has asked me to remind everyone that we have several Board and ARC positions up for election this year, all odd number Districts, as well as Chairperson of the Board of Directors and Chairperson of the ARC committee. Please consider running for one of these positions.

The election committee is looking for Members. If you are interested in applying, please go by the CSA office and fill out an application.

Also, the election committee would like to remind everyone that you can receive all of your official CSA documents via e-mail by going by the CSA office and filling out a consent form. This will reduce the postage cost to our residents and also make it much easier and quicker for you to receive all of the necessary documents.

Below is a copy of our Sign Policy. Please note that political signs may only be displayed **30** days in advance of the election. And must be removed three days after the election. Please comply with this policy.

## SIGN POLICY

05/09/2013 Motion 2013-39; approved 5/15/2013, Amended 1/15/14, 11/15/2017, 2/21/2018, 5/15/19 YARD SIGNS IN GENERAL:

1 All signs must be set at least 5 feet from the edge of the road and 5 feet from the side property line.

2 Signs attached to trees are not allowed.

3 Household name signs and address signs are addressed by The Architectural Review Committee Guidelines. Motion 2013-44; approved 5/15/2013 Motion 2013-47; approved 5/15/2013

4 The CSA Manager can grant relief where compliance with this policy is not possible.

5 A “road” for the purposes of this policy is defined as: That portion of a CSA maintained street improved, designed, or ordinarily used for vehicular travel, including concrete water runoff curbing where used. Motion to Amend #2014-1; approved 1/15/14

#### FOR SALE / RENT SIGNS:

All Real Estate signs shall be white with black lettering and shall be 12 inches high by 18 inches wide.

One For Sale sign and one For Rent sign per property is permitted.

Two hang down signs may be attached to the For Sale and For Rent sign. These hang down signs shall not exceed 6 inches high by 14 inches wide. If the property backs on the recreational areas, an additional For Sale and For Rent sign may be placed facing the recreational area on the owners' property 5 feet from all property lines.

Sold signs shall be removed within 5 days after the date the sold sign has been placed on the property. Motion 2013-44; approved 5/15/2013 Motion 2013-48; approved 5/15/2013 Revised motion 2017-30; approved 11/15/17 Revised motion 2018-11; approved 2/21/2018 OPEN HOUSE SIGNS Effective July 1, 2019

No open house directional signs are permitted. Information regarding open houses shall be located at a centralized location outside the CSA office. Standardized display boxes, according to CSA specifications, will be provided by the Brokers and installed by the CSA staff.

It is the responsibility of the Broker/Realtor to keep the information up to date. Open house signs may be up to 18 inches high by 24 inches wide and may be in color.

Two hang down signs may be attached to the Open House Sign. These hang down signs shall not exceed 6 inches high by 14 inches wide. Open house signs are allowed only at the location of the sale. Open house signs may be placed 24 hours prior to the open house and are to be removed immediately thereafter. All open house signs must specify the day and time of the open house. Motion 2013-44; approved 5/15/2013 Motion 2013-50; approved 5/15/2013 Motion 2019-36; approved 5/15/2019 (page two Sign Policy)

#### POLITICAL SIGNS:

(National, State, Local or Great Outdoors Community.)

The maximum size of Political Signs will be 2 feet by 3 feet. Only one sign per candidate or issue is permitted on a unit. Signs may be displayed up to 30 days before an election day and must be removed within 3 days after Election Day. No CSA political yard signs are allowed. Motion 2013-44; approved 5/15/2013 Motion 2013-51; approved 5/15/2013 Motion 2013-52; approved 5/15/2013 Motion 2013-53; approved 5/15/2013

#### SPECIAL EVENT SIGNS:

Special event signs announce events within the Great Outdoors Community such as cluster unit socials, the Activities Committee and events sponsored by recognized Great Outdoors Community groups or clubs. Not more than 10 signs may be posted for a single event. The signs shall not exceed 4 square feet (2 foot by 2 foot) such signs may be placed on CSA property up to 7 calendar days before the event and must be removed within one day after the event. Motion 2013-44; approved 5/15/2013 Motion 2013-54; approved 5/15/2013

CONTRACTOR SIGNS:  
Contractor signs

Are signs that are placed on an individual's private property while a contractor is performing a job for the resident of that property. For example, a roofing company is putting a new roof on a private residence. Only one sign is permitted and that sign cannot be any larger than 24" X 36". This sign can only be in place while the contractor is actively working on the job. The sign must be removed no later than the day after the job is completed. Contractor signs and restrictions do not apply to the Developer, and the legally required 36" x 42" permit box is exempt from this policy. Motion 2013-44; approved 5/15/2013 Motion 2013-55; approved 5/15/2013 Revised motion 2017-30

#### Other Signs:

No other signs of any kind may be displayed without the written consent of the CSA. Motion 2013-44; approved 5/15/2013 Motion 2013-56; approved 5/15/2013

#### Enforcement:

Signs in violation of this policy may be subject to removal or a fine as specified in Cluster and CSA Documents. Motion 2013-44; approved 5/15/2013 Motion 2013-57; approved 5/15/2013

Please remember that our wild animals are very nice to look at from a distance. Please do not approach a wild animal nor feed a wild animal. All wild animals are very unpredictable.

One last note we still have several trucks entering the community and speeding continues to be a problem. Please slow down and obey our traffic rules.

Have a great weekend!

Cliff