

# Countryside at Tuscan Ridge HOA Inc

8297 Champions Gate Blvd #518 Champions Gate FL 33896

Websites [www.TuscanRidgeCHOA.org](http://www.TuscanRidgeCHOA.org) [www.TRMHOA.org](http://www.TRMHOA.org)

E Mail [TRMHOA@Aim.Com](mailto:TRMHOA@Aim.Com)

Dear Countryside Owner,

## **IMPORTANT – THIS MAILING REQUIRES YOUR IMMEDIATE ATTENTION !**

### **Mailbox Replacement Project**

As you know, your HOA has been trying to find a practical solution to the problem of our worn out mailboxes on Countryside.

Currently these are the responsibility of individual home owners. But virtually all the mailboxes have not been maintained and are now completely useless and the entire community looks shabby. Many mailboxes are actually in a dangerous state.

So, we have worked out a solution by which the Countryside HOA will take over responsibility for providing and maintaining the mailboxes on Countryside.

The cost will be met from your existing annual assessment. **No additional assessment or payment is necessary, as we have already saved the money to complete the project !**

Our project plan is as follows:

- 1 A Special members meeting will be held to vote on the project. The official notice of this is enclosed in this mailing, along with a proxy form for those of you who cannot attend in person.
- 2 If the project is approved by the members, Countryside HOA will assume responsibility for providing and maintaining all mailboxes on Countryside. Individual owners will be responsible for replacing locks and keys.
- 3 Countryside HOA will provide new communal mailboxes at a central location on HOA land (near to the Clubhouse). Lighting and suitable planting will be added around the installation to ensure a smart appearance. CCTV will be utilised as an additional security measure.
- 4 These new mailboxes will be similar to those currently used on The Village. The advantages of these over the current individual box type are:
  - Much lower overall installation cost.
  - Lower ongoing maintenance cost.
  - Sturdy, rust resistant steel construction.
  - Can be repainted.
  - Lockable, thus providing security for your mail.
  - Eliminates the problem of Junk Mail as only the owner and the Mail Delivery Man has access to the boxes.
  - Additional secure facilities for delivery of packages and small parcels.
  - Secure outgoing mail boxes.
  - Central location saves installation and maintenance costs and eliminates damage from turning vehicles in residential streets. Also enables cars to be safely parked at the Clubhouse parking lot

whilst owners collect mail, and enables additional security to be provided ( e.g. lighting and CCTV) very easily.

- 5 Countryside HOA will liaise with the Post Office for the smooth handover of keys and notification of start date for the new boxes
- 6 Countryside HOA will then arrange for the removal of the old individual boxes and disposal in an environmentally responsible manner.
- 7 Thereafter Countryside HOA will maintain the new boxes as necessary. Individual owners will be responsible only for any costs of replacing locks / keys.

The total budget for the project will be \$20,000 and we expect to be able to deliver the project well within that figure. This compares to c\$30,000 for replacing the individual boxes, and c\$25,000 if we tried to locate the new boxes around the community. On cost and security grounds therefore we will locate them centrally. We recently carried out a poll of a large sample of Countryside owners and there was a majority in favour of the central location.

**Please note: We have already saved all the money for this project ! You will not need to make any additional payment. We just need your approval to go ahead.**

As soon as we get the approval of members we can go ahead and get final detailed bids for the boxes and installation work.

#### **WHAT YOU MUST DO NOW:**

You should either attend the Special members meeting as detailed in the attached official notice, OR if you cannot attend in person you **MUST** complete and return the proxy form to the HOA as shown (don't forget to sign it !).

**Please do this NOW as we need your support to fix this problem once and for all.**

Note that this is an “All or Nothing “ project i.e. either we replace ALL the mailboxes or none, as the Post Office cannot deal with a half and half situation. The Postmaster has visited Countryside and is fully supportive of our plan.

**This really is a “No Brainer” as the benefits of the project are overwhelming and it will cost you absolutely nothing. How often do you get a deal like that ?**

**NB** In the unlikely event that the vote is NO, i.e. to keep the existing individual mailboxes, then the HOA will require you to deal with your mailbox within 30 days from the date of the vote. This means that you will have to replace the mailbox with an HOA approved design **at your own cost**. For most of you this will be about \$200. Failure to replace your box will result in a fine for most owners with derelict mailboxes. Additionally the HOA may, at its discretion, remove any derelict boxes and bill the owners for the costs involved.

We will publish the result of the vote on our websites [www.TRMHOA.org](http://www.TRMHOA.org) and [www.TuscanRidgeCHOA.org](http://www.TuscanRidgeCHOA.org) within 48 hours of the meeting.

Please support your Board by voting on this important issue. If you have any questions please e mail us at [Tuscan RidgeCHOA@Aim.com](mailto:TuscanRidgeCHOA@Aim.com)

Best wishes,

Vic Winton (President)