

At the recent HOA meeting homeowners had some questions for the developer. Question and answers are below.

Q: What is the deal with the wood area that is supposed to be a park? –

A: It was an area that was agreed to be preserved to comply with the City's tree mitigation/preservation ordinance in connection with the development of the community.

Q: Does it belong to the HOA or the city? –

A: It is currently all owned by an entity controlled by History Maker Homes. They have tried for several years to get the City to take it over as a park. The City is not required to do so but HMH is making one last effort to get them to do so. If this effort fails, the property will be turned over the HOA.

Q: What will be in the park (benches, tables, paths, etcetera)? –

A: There are no plans to improve this area, but rather leave it natural as it was a tree preservation area. A portion of it is a protected environmentally sensitive area per the City and must be kept in its natural state. We will be providing signage labeling this as a protected/no mow area as requested by the City in conjunction with our completion of this final stage of development.

Q: What is the delay for phase 4B or 4A? The homeowners weren't sure of the phase, the section along Edward where the road is closed. –

A: That was developed by another developer, so I don't have knowledge of that. They can contact Wally Maya, the developer of that phase (Phase 5) for further information.
wmaya@marquisgroup.net

Q: Is it part of Villages of Carmel? –

A: It was platted as Phase 5A and 5B but is not part of this Association. They decided for whatever reason to create their own HOA for Phases 5A and 5B.

Q: When does the developer stop getting reimbursed? Is there a set dollar amount the HOA is paying back? Are we paying for the pool? –

A: The HOA paid for the pool out of their excess funds, but there were not funds on hand to pay for the scope of the project that the homeowners desired. The developer loaned the HOA an amount to cover the difference at zero interest. The remaining balance due is \$64,966.00, and I estimate that will be repaid in the next year.

Q: Are there any plans to add more amenities to the community? –

A: No, there are no more amenities for this community planned.

If any one has additional questions for the developer or property management, please contact Selina Emminger at selina@legacysouthwestpm.com or 214-705-1615. Enjoy your day!