

## Property Manager Report- Cody Carroll

AT&t fiber installation has mostly wrapped up in the previous week, with the exception of some cleanup and finishing work that will primarily take place in common areas only. Overall I believe that the installation went well. Restoration is ongoing. I worked with several homeowners to make sure that any damages or disruptions were repaired in a timely manner. We had to hire out a few electrical and irrigation repairs for the HOA, but those costs will be reimbursed to the community. If you feel that your personal property was not reasonably restored, please reach out to the on-site manager so that we can evaluate what actions we can try to take to resolve the situation. Any marking flags or paint can be removed at this time.

Assets and improvements information is available on the Abbotsford website, [abbotsford.net](http://abbotsford.net). the biggest projects for the year involved irrigation, landscaping and general repair work. Other projects are on the schedule and will be completed as priority, time, weather, and budget allow. The estimated savings for 2023 is around \$43,000 versus hiring outside labor.

We are testing out a digital directory on the [abbotsford.net](http://abbotsford.net) website. This directory is more immediately updateable when we have new residents move in or out. It also has searchability in relation to committees and board members. It is 100% customizable we can add or keep hidden any information relating to our residents.

Holiday decorations will be a little different this year. We lost a lot of foliage at the front entrance that we normally decorate and the decorations that we do have are somewhat aged. Planning is ongoing but we will have something together by the Thanksgiving holiday that is appropriate for the neighborhood this year. Next year, we will look at more substantial and permanent decor changes to match the new landscaping.

I want to remind everyone again that I do work for all members of the community and if you have any questions or concerns to please reach out to me. If you spot anything in the community needing maintenance or attention, please bring those issues to me as well. I will get to them as soon as I am able. Thank you again for trusting me to manage your property and protect your investments.

Current update on the landscape maintenance contract as of 11/20/23:

The landscaping maintenance contract is concluding December 31st 2023. Community management solicited bids from multiple top rated companies. Out of 14 companies solicited, only three participated—Sunrise, Old South, and Milosi. The BOD engaged in multiple meetings with each company, assessing each of a number of criteria. Ultimately, while Old South Landscaping did seem to provide a great service, they were released due to budgetary restrictions. The BOD has engaged the front runner, Milosi, in a further attempt to finalize a contract that will serve Abbotsford best in the coming year. Sunrise's renewal option has not been released, pending final contract negotiations. We hope to have an official announcement soon, along with details of services for 2024.

