

2nd Quarter 2021 Newsletter

Board of Directors:

President: Brock Babb

Vice President: Ron Corcoran

Secretary: Dustin Warren

Important Numbers:

Senior Association Manager:

Tameka Jackson

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Emergency After Hours:

Phone: 1-888-740-2233

ASSOCIATION WEBSITE:

www.montalcinoestateshoa.com

Essex Accounting:

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Annual Meeting:

Tuesday, September 14, 2021 at
6:00 p.m.

CONGRATULATIONS 2021 GRADUATES

We would like to recognize those 2021 high school or college graduate from Montalcino. "Graduation is like a bridge to the next part of your life, and everything that got you here—hard work, drive and confidence—is going to carry you across to the future you deserve."



Updates from the Board of Directors

New Landscape Company

The Board of Directors has hired a new landscape company. The BrightView Contract had a 30-day cancellation clause which prevented us from bringing on a new landscape company sooner. However, Essex was able to work out deal to bring in a landscaping crew to mow the property this week after it became obvious BrightView was no longer honoring their commitment. U.S. Site Services will begin landscape services on July 1st. They are scheduled to maintain the property on Thursday or Friday weekly.

A short explanation of events that led to the removal of Brightview:

- 1) Tuesday, April 16th, Tameka did a property walk with BrightView to address their failure to meet the terms of the landscape contract. Brightview agreed and requested a 30-day extension period to rectify the situation. During that meeting, we requested a Landscape re-design of the entrances which they agreed to provide.
- 2) At the end of April, the Board of Directors agreed not to sign the contract renewal and instead placed Brightview on a 60-day probation.
- 3) Through May 6, Brightview sent multiple crews to remove debris, trim trees, mow, trim, and applied additional post emergent and fertilizer.
- 4) Mid-May it was obvious to the Board of Directors we needed to cancel the BrightView contract and secure a new landscape firm. Essex revised the RFP (request for proposal) and sent it to 4 new firms.
- 5) May 19, a second property walk was conducted with Tameka and Brightview and their branch manager. Brightview agreed the community remained unacceptable and guaranteed service would turn around drastically.
- 6) One June 1st, Essex on behalf of the Board of Directors terminated the contract with Brightview. The new contract includes; 4 more site visits (40/year), 5 post treatments on weeds, 1 more fertilization, and an additional tree trimming and all of the new phases.



Landscape Committee

The Board of Directors has been passionate about removing the dead shrubs and trees at the entrances. Something must be done to increase the aesthetics of the community. The Board of Directors felt we had to resolve the BrightView performance issues first. It was important to Essex & the Board of Directors not to award Brightview with any additional business. With the new landscape company coming on board something can be done. Please note it will take a few months for U.S. Site Services to get Montalcino grass and entrances back into excellent condition.

One of the key skills of U.S. Site Services is landscape design. They will be able to work a Landscape Committee to bring the community vision to life.

The Board of Directors has completed the stone boarder around the perimeter fountain and flowerbeds at the Montalcino entrance. Essex is looking forward to working with a landscape committee to revamp the landscaping in the roundabouts, the amenities center and Donnoli entrance.

Amenity Center Update

Amenity Center repairs are moving along nicely. The contractors did suffer a small setback. The base boards will not arrive until Monday, June 28th. The contractors will install immediately and then begin staining the base boards and floors. Unfortunately, this setback has caused us to push the **opening date until July 9th**.

Volunteer Now

We have established some committees in the Montalcino, but we are still in need of many volunteers. Help shape the future of YOUR neighborhood.

You have a vested interest in your investment. By becoming involved in your community association, you can take an active role in maintaining property values and ensuring your community's quality of living.

Advisory- Assist the board by researching and communicating their findings for upcoming capital improvements to the Board. They also complete nonessential tasks that do not require board action. We are working on an official charter for the committee.

Landscaping- Meet with Essex and landscapers to provide recommendations on landscaping improvements. Communicate with Essex on maintenance needs by the landscape provider.



We want to welcome all new homeowners into the community! If you are a new resident please go to our website and register your email address and select to receive communication from the association. Thank you to the residents that have currently shared their email address with Essex Management. Looking towards the future, we are hoping to possibly decrease postage costs and become more efficient in our communications. So, please register your email address. Our hope is to e-mail out meeting reminders, newsletters, and emergency updates/information. You can e-mail requests under contact us on the association website at www.montalcinoestateshoa.com for the Property Manager/ Board's review and response.

Avoid providing criminals with opportunities by following these guidelines:

- Lock vehicle doors and check them before going to bed.
- Lock doors to your home at night and before you leave.
- Keep the garage door closed.
- Reach out to your neighbors. Exchange phone numbers and communicate.
- If you are expecting a package, create spaces where they can be placed out of sight from prying eyes.
- Stop your mail or paper before leaving on vacation.
- Eliminate opportunity: keep ladders and tools locked up.
- Utilize porch lights at night.



Architectural Control Committee (ACC)

Summer is here and home improvement projects have already begun. Please remember, if you plan on doing any projects that include work to the exterior of the home, landscape, driveway, or backyard, you need approval from the ACC beforehand. Here are some examples that would need approval: installing a side gate, pouring a concrete driveway or pathway, building a patio decking/pergola, adding pools/spas, sheds, or fountains.