

Novela Community Notes - January 2024

On behalf of the Novela Board Members, Happy New Year! Welcome and Welcome back! Here is an update on board activities and Novela guidance:

1.

The Novela Annual Meeting Notes held in Dec 2023 will be posted on the website. Of note, our Novela HOA budget requires an annual dues increase of \$128 per home (a result of Line increase in management fees, landscaping, mulch, and insurance). MHOA posted their minutes and dues also increased.

2.

KEB is now May Management; Ken Bloom has sold his KEB Mgmt to May Management. As a result, Ken will continue Palmira and Novela oversight duties, but billing is now handled by May Management.

3.

Board Initiatives - Novela current covenant documents are being updated to reflect a single-family homeowner community. Legal counsel and Novela VP John Mealia are working on a required update to the original builder worded 20-year-old documents to reflect our homeowner community. Updates to follow and requires resident approval.

4.

Welcome New Neighbors - Palmira Welcome packages are available at RCC upon request. The Novela website and resident list are being updated to reflect new residents. Linda Hartnett (Novela resident) is part of the Palmira welcome committee with Nancy Riddle committee. Meghan Boyle RCC has Palmira printed Handbook (Welcome New Residents) upon request.

5.

ARC Filing - All residents remember that all outside home Improvements require a review by the architectural committee. ARC required blank applications can be requested through May Mgmt Ken Bloom. Applications and approval are a review formality and required of all outside projects (installs, painting, removals, lighting, etc).

6.

Novela Block Party - Sunday Feb 4 at 3:30 pm. - Our Novela Director Chuck Barbieri has been active with his committee to go door to door with flyers announcing the Feb 4, 2024, get together at the Speranza Circle. Bring your favorite snack and beverage and meet your neighbors and welcome new Novela residents. If needed Block Party rain date is Feb 5 at 3:30 pm.

7.

Novela Board Candidates - Novela will have new elections for board in March 2024, we would especially like to see candidates that represent year-round Novela residents on board. The ballots will be sent out in late Feb by May Mgmt to all residents who wish to get involved.

8.

CERT Novela - The Palmira Community Emergency Response Team captain is our own Risorsa resident Jeff Nichols, there are quite a few Novela residents on the team but

welcomes more participation. CERT training is 2 days at firehouse and \$20 to cover materials and costs. Get involved in our ability to help first response to emergencies.

9.

Contracts - The current contracts that are up for review and potential renewal of the Mainscape contract expires till 2024, May Management annual contract renewal TBD. Annual Tree Trimming and Mulch Application Contracts.

10.

Roof Cleaning - Black Mold on Roof, Gutters and Soffits are a fact of life in our community. Shaded and northern exposures especially. Black mold is a health concern as well as a home maintenance issue. Residents are reminded to have their roof cleaned every 3 years or as needed. There are two types - Chlorine based spray vs Manual Scrub cleaning. The longer you wait the higher the cost to clean your roof. MAY Mgmt or your home inspector can help you in this matter.

11.

Novela Landscaping - You probably noticed last year the improved Novela flower bed entrance. Our 109 home contributes per door and our beds were not representative of our Novela contribution. MHOA initiative to better distribute and improve plantings was driven by MHOA Landscape Committee chair David Savardi and Trish Flack who spearheaded the wonderful job.

Thank you again to Novela residents for getting involved in our community. Welcome to our returning residents and our new residents.

Best Regards from Your Novela Board,
Mike Burke, President
John Mealia, Vice President
Chuck Barbieri, Director
John Marotz, Director
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