

HI COUNTRY HAUS CIRA

Newsletter September 1, 2015

Dear Delegates:

The Board met on August 29th. The following updates are provided:

Rec Center: New decking is virtually complete. Framers have been on site for the last week. Materials have been delivered and are stored inside the fence. The retaining wall next to the pool is coming down and the area will be backfilled. The old pool decking will be removed soon. Preliminary inspections have gone well and the project has been approved to continue. These include electric, footings, general concrete and nailing. Removal of debris, trash, etc should be accomplished soon. The project is currently on schedule.

Playground: A presentation was made to the Board regarding the playground. At the annual meeting it was suggested that the Board look into getting a grant to help defer costs. This was researched and discussed with a local company who has grant writers and installs playgrounds. We are not eligible for grant money unless we turn the playground over to the town of Winter Park. The Board has abandoned the idea of getting a grant. The Board will be sending out a survey to all owners asking if they want a playground, and if so what type of activities do they want included. A playground committee has been named and will hopefully meet in the spring to discuss this issue further after the Rec Center is completed.

Roads: Two additional speed humps have been placed on the roads. The current speed limit of 20 miles per hour was discussed with a suggestion that this be reduced to 15 miles per hour. The community currently has only two speed limit signs. It was suggested that additional signs be installed. This will be discussed further at the next meeting.

Town of Winter Park: The town of Winter Park made a presentation regarding future planned development. They anticipate selling the Sitzmark land between the Conoco Station and Strip 'n Tail. They anticipate that a small market (45,000 square feet) will go into the area. Also they are planning a strip mall with retail shops on the bottom floor and apartments on the upper floor. They are looking at access for delivery trucks to the market. They advised that the trucks would not be semi's, but smaller delivery trucks. They have asked the Board to consider one of two options:

1. Allow them to have an easement from the end of the pavement by the Conoco to the alley immediately north of the little church building on Hi Country Haus Drive.

2. Allow them to purchase this same stretch of road.

The Board asked the Town of Winter park to provide two proposals. The proposals should address each of these options and delineate the consideration that they are willing to provide (for example paving of the road, monetary consideration etc). The Board will then coordinate with the delegates of the buildings that are adjacent to the road segment in question and determine what course of action HHCIRA is willing to allow.

Town of Winter Park: The town is also looking at the current campground north of Hernando's Pizza. They are interested in building a Community Center and a 72 room hotel in that area.

The next meeting of the Board is scheduled for October 3, 2015 at the Beaver's Lodge.

This newsletter will be posted on the website. However, it is suggested that this be disseminated by the Delegates to all owners.