

**TERRACE BROOK HOMEOWNER ASSOCIATION**

**QUESTIONS FROM APRIL 21, 2009 OWNERS MEETING WITH RESPONSE  
FROM BOARD HIGHLIGHTED**

1. There was significant discussion about traffic and speeding through the subdivision. Owners asked about additional signs including stop signs, children at play, etc. with a specific request for a stop sign at the Y near the entrance. A letter to the Commissioner re stop signs, speeding through the neighborhood etc. was also discussed. **Attached is an exhibit for 6 additional signs that have been ordered. I suggest that these be installed and the residents wait to see if they are helpful. The County may not allow this many signs so the letter to the Commissioner should be deferred.**
2. The fountain on small pond near the main entrance continues to be an issue. Should we have a contractor provide a quote to upgrade what is there. Not sure if it needs more hp, or a totally new system. This is an issue to many and it would be good to improve that feature. **I was in the community on Wed and the Fountain was working perfectly. It does not appear that we need a new fountain, but do need routine maintenance of it. When we engage Lake Management (below) you should get a quote for this also.**
3. Pool security continues to be an issue. Owners want some additional support that was not available in prior years. Installation of a camera system was posed; however, no one volunteered to put the computer in their home. Perhaps a dummy camera would be a good first effort? There was positive feedback on the extra cleaning service contracted in 2008 and support for continuing the contract in 2009. **I looked closely at the pool and if a dual flood light is mounted on each front corner (poolside) of the building they can "spotlight" any after hours offenders, without dramatic offense to the homes across the street. These lights should be motion activated and on a timer that is set for the Non Operating Hours of the pool.**
4. Kids from areas to the east are an issue. Apparently some have camped in the detention area, graffiti on drainage features. Owners said Sheriff/Constable will not respond. I indicated they should call and encourage neighbors to call since they respond to the squeaky wheel.
5. Detention area needs to be treated for aquatic weeds, badly. I concur and suggest we get a quote from Lake Mgt. **Please contact Lake Management for service. They have serviced the area before. They always want to sell a monthly maintenance program, but we have found the results to be just as good calling them on an as needed basis. It saves quite a lot of \$\$**
6. Morrison sign near Breen entrance – apparently to direct traffic to their model home. I assume it was approved but owners do not like it. **Yes, the sign is approved. It is a professional marketing sign with Taylor Morrison's logo and using the colors red, white and blue. Successful sales are as important to this community than any issue discussed.**

7. Apparently there are lots along the pipeline easement where the back fences do not seem to be in alignment (e.g. some have larger back yards). I am not sure of location. As described to me it could be one or more fence has been installed outside the lot line? **Attached is an exhibit of this area. The fences are on the lot lines. As the exhibit shows, there are 2 easements in that area, a 50 ft. wide pipeline easement and a 14 ft. wide utility easement, behind the lots on Garrison Point Dr. That 14 ft. easement does NOT extend along lot 61, which is why there is an offset in the fences.**
8. The question about addition of trees at the circle of Whisper Point Drive Circle near the gas line was raised again. **Attached is an exhibit that shows that there is no LEGAL area to plant trees at the end of that cul de sac. The County does not allow trees planted in their Right of Way and the Pipeline Easement does not allow trees planted within its area**
9. The possible addition of a canopy over the playground was raised again with the owner who asked the question stating such a structure was promised about 2 years ago. **This was not promised, but I agreed to look into it. I will call additional vendors and make every effort to get one built this year.**
10. The possibility of installation of a pathway around detention area was raised again. Owners asked if this is a part of the official community plan and, if so, is the commitment to install documented? **There was never a pathway planned to go around the Detention Pond. I have been asked about this repeatedly and have explained that there is no Legal room to place it at the top of the Detention Pond. Because of that limitation, we installed 775 linear feet of sidewalk along Tabernash and Redland Woods. This will connect the sidewalks from the lots surrounding the Detention Pond. When completed, the loop will be approximately 300 ft long with 1000 ft of the sidewalk adjacent to the Detention Pond.**