

The Trace Newsletter

December 7, 2024

Dear Fellow Homeowners,

We wanted to give you an update on recent activities in our subdivision.

We have ended our relationship with Charleston Management. Grandchester Meadows Inc. will be our new HOA management company. They provide management services for many local area HOA's including our neighbors at The Glen at West High. This change will result in savings of over \$2500 annually. We are hopeful that we will all experience a smooth transition. You should receive a letter from Grandchester Meadows soon.

The vote to designate the eastern and southern fence line as a Limited Common Area failed. The vote was six For and eleven Against.

We planned to make improvements to the appearance of our HOA entrance and the retention pond. We did not make any progress on our goal. We hope that next year's Board will keep this in mind as a potential discussion topic.

Our budget is healthy. We decided to switch from monthly pond inspections to quarterly pond inspections. This change was approved by the Town of Apex. This results in savings of \$1750. We do not anticipate any monthly dues increase. More information will be provided at our annual meeting.

Based upon what is known at this time, I expect that we will have our annual meeting in January. Please consider taking on an active role with our HOA Board or our Architectural Committee. Your involvement makes all the difference.

A special 'shout out' to David and Karen for decorating our pond again this Holiday Season. Their personal involvement helps to make The Trace a special place.

Best wishes to you and your family this Holiday Season!

Best Regards,

Dave Everett – President

Hayf Al-Mussiwar – Vice President

