

VALLEY PINES HOMEOWNERS ASSOCIATION

President's Report — 2026 Annual Meeting

May 19, 2026

Dear Valley Pines Homeowners,

Welcome to our 2026 Annual Meeting. As President of the Board of Directors, I am proud to share an update on our strategic initiatives, financial stewardship, and sustainability goals over the past year. Our focus remains resolutely on enhancing property values, reducing operational expenses, and proactively protecting our shared community assets.

1. Planned Capital Projects & Historic Utility Rebates

We have been aggressively pursuing capital improvement and energy efficiency initiatives that allow us to upgrade our property infrastructure while minimizing out-of-pocket expenses for the association:

- **Attic Insulation Project:** I am thrilled to report that we have negotiated and secured approximately **70% reimbursement** for our upcoming community-wide insulation project through CORE and our local utility providers. This critical upgrade will significantly improve thermal efficiency across our buildings and residential spaces.
- **Heat Pump / Mini-Split Engineering Study:** To plan effectively for the long-term future of our complex's HVAC infrastructure, we are launching a comprehensive engineering study for a high-efficiency mini-split system. We have successfully secured a commitment for a **50% reimbursement** from our utility partners to cover the cost of this vital study.

2. Operational Efficiency & Utility Savings

By partnering closely with our property management team, we have successfully curbed our community utility expenses through rigorous day-to-day oversight:

- **Heating System Oversight:** We have implemented strict monitoring of the heating systems within the main building and clubhouse, turning down or shutting off systems entirely during low-use timeframes and shoulder seasons.
- **Heat Tape & Lighting Management:** Through diligent monitoring and addressing the seasonal operation of heat tapes alongside lighting updates throughout the complex, we have driven down both electric and gas consumption for the HOA common areas.

3. Insurance Outlook & Fire Mitigation Mandates

Navigating the current property insurance market remains a top priority for the Board. We are taking direct, physical action on the property to safeguard our coverage, satisfy underwriting mandates, and manage liabilities:

- **Premium Reduction Outlook:** Due to our aggressive maintenance schedule, structural improvements, and risk-reduction policies, we anticipate seeing a **reduction in our renewing insurance premium** when our policy renews this coming August.
- **Fire Mitigation Compliance:** To satisfy strict underwriting requirements and protect our community from wildfire risks, the Board is working hand-in-hand with the property management team to bring all buildings and garages into full compliance. This physical mitigation work will include:
 - Trimming all tree limbs and encroaching vegetation a minimum of **10 feet away** from structural walls and rooflines.
 - Clearing out low-growth brush, ladder fuels, and dense undergrowth close to the ground.

Looking Ahead

We look forward to continuing our dedicated work to maintain the beauty, safety, and structural integrity of Valley Pines. By pairing essential property maintenance with aggressive energy improvements, we are successfully positioning our community for long-term fiscal health and substantial cost savings.

Thank you to my fellow Board members, our property management team, and all of you—our homeowners—for your continued support and partnership in making Valley Pines a wonderful place to call home.

Sincerely,

Board President
Valley Pines Homeowners Association