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Subject: Apes Hill Barbados - Q3 Homeowners Newsletter

To:

Dear Property Owners & Managers

We are pleased to share with you the latest edition of our Homeowners Newsletter. Inside, you'll find valuable updates, important notices, and insights into the ongoing projects within our community.

We hope you enjoy reading this newsletter as much as we've enjoyed preparing it for you. Your feedback is always appreciated, and we look forward to continuing to serve our vibrant community.

Note: PMs, where applicable, please be sure to share with your owners.

Warm regards

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WHAT'S HAPPENING

- * Meet Dereck Foster - Director
- * Meet Roddy Carr - Director
- * Annual General Meeting Recap
- * Developer News
- * Construction Updates
- * Home Security Systems
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- * Debt Collection
- * Pet Management
- * Hurricane Season Reminders



Mr. Dereck Foster
Director

Meet Dereck Foster, co-founder of Automotive Art, an automotive after-market and automobile retailer in the Caribbean, as well as a global player in the automotive refinish business. Dereck is a dedicated member of the HOA Board of Directors, championing the interests of the Apes Hill community.

Dereck is committed to ensuring that homeowners have a strong voice in decision-making, fostering an inclusive and transparent environment. A staunch advocate for accountability, he consistently holds stakeholders to their commitments, ensuring promises are upheld and executed systematically.

Dereck's diligence ensures that the needs and concerns of homeowners are always prioritized, promoting a balanced and fair approach to community development and management. His tireless efforts, focus on enhancing the quality of life and safeguarding the collective interests of our community.



Mr. Roddy Carr
Director

We are delighted to introduce Mr. Roddy Carr, another invaluable director serving alongside Mr. Foster. With his extensive international experience, analytical approach, and unwavering support for our community, Mr. Carr has been instrumental in guiding the success of the HOA. His deep knowledge of homeowners' interests equips him to adeptly navigate the complexities of resort living.

Having served on various boards, Mr. Carr's ability to blend wisdom with practical insight enables the board to tackle challenges and seize opportunities for improvement. Whether discussing maintenance strategies, budget allocations, or long-term planning, his contributions are always thoughtful and constructive.

With his experience, analytical acumen, and balanced judgment, Mr. Carr is a true asset to the Apes Hill HOA.

QUOTE OF THE QUARTER

"It always seems impossible until it's done."

NELSON MANDELA



AGM RECAP



Our recent Annual General Meeting (AGM) saw the re-election of the current board, reaffirming its commitment to advancing the progress and initiatives set forth over the past year. The board presented a comprehensive review from the Homeowners Association's perspective, highlighting the team's diligent work and accomplishments.

During the meeting, the board addressed various homeowner concerns, including a discussion on the frequency and billing of lot cutting. Some members expressed a preference for quarterly billing instead of the current monthly system. These concerns are being carefully reviewed as we work to balance efficiency with homeowners' preferences. A very urgent appeal was made for homeowners to settle their outstanding debts to the HOA as failure to meet these commitments could impact the HOA's ability to deliver the promised services that benefit all stakeholders.

The board also accepted the audit for the previous year, conducted by PwC, ensuring transparency and fiscal responsibility in our operations.



DEVELOPER NEWS



The developers of Apes Hill Barbados is extremely pleased to inform homeowners that the Hilltop Villas are on track for completion by February 2025. The work is progressing smoothly, with contractors and subcontractors putting in extra hours, including weekends and late nights, to meet the deadline despite occasional setbacks due to weather conditions.

Additionally, the developer has shared exciting news about the imminent completion of the tennis courts, expected by the end of this financial year. Plans are also underway to commence construction of the gym, community pool, and kids club, much to the delight of our community, especially parents and children under 12. These new amenities will be a fantastic addition to the Apes Hill Barbados, and we eagerly anticipate the continued development of our community. Kindly see below for an artist impression of the soon to be completed Hilltop Villas.





CONSTRUCTION UPDATES



Currently, there are nine (9) active construction sites across the estate, with completion percentages ranging from 40% to 85%. While the HOA strive to maintain a harmonious balance between the developer, construction activities and serene estate living, we acknowledge that there may be instances of disruption for residents living on the property.

During our weekly briefs construction teams are reminded to minimize inconveniences and adhere to the guidelines set by the Architectural Review Committee. Homeowners are reminded that construction activities are restricted to half days on Saturdays and Sundays. However, we stress the point of “no noisy works” on weekends, with all work to be completed by 12 noon.

Note: It is also important to remind homeowners that all related activities must occur within the hoarded boundaries of the site only. Infringement on adjoining lots with the written consent is strictly prohibited.



HOME SECURITY SYSTEMS



Homeowners are encouraged to ensure that their alarm systems are regularly serviced and checked. Recently, there has been an increase in alarms going off throughout the development, with fifteen (15) incidents in the last quarter turning out to be false alarms. These false alarms have caused significant disruptions, affecting sleep, important meetings, and the overall peace of our community.

To prevent such occurrences, we strongly recommend that homeowners and property managers schedule regular maintenance checks, including the replacement of batteries and sensors. Additionally, we encourage the use of remote monitoring features, which allow monitoring companies to deactivate alarms promptly in the event of a false alarm. This technology can send alerts directly to homeowners’ devices, minimizing unnecessary disturbances and promoting better neighborhood relations.





SECURITY <<<

In line with our commitment to continuous improvement and environmental stewardship, we are excited to announce two key advancements in our security operations.

First, we are acquiring a second golf cart to enhance our patrol capabilities across the estate. This addition will close coverage gaps and ensure more comprehensive monitoring of all areas, elevating the overall safety of our community. The success of the first golf cart, which has been in operations for the past (6) months, has proven its effectiveness in bolstering protection. Given its positive reception by residents and security personnel alike, expanding this initiative is in keeping with our security development master plan.

Secondly, as part of our ongoing dedication to sustainability, we will be transitioning from a fuel-based patrol vehicle to an electric vehicle. This shift not only reduces our carbon footprint but also sets a strong example of environmentally conscious practices within our community. The HOA is extremely grateful to Apes Hill Barbados Development team for their generous donation, which will significantly enhance our security efforts while aligning with our green initiatives.

These developments represent important strides in modernizing and strengthening our security infrastructure, ensuring that we maintain the highest standards of safety while being mindful of our environmental impact.



SEE SOMETHING, SAY SOMETHING >>>

The HOA is pleased to provide an update on the Good Neighbor Program, launched three (3) months ago. This initiative has been instrumental in promoting vigilance and encouraging homeowners to proactively report any concerns they observe across the estate.

We thank you for the program's success so far. To date, we've received twenty-eight (28) calls to security, including reports of unfamiliar vehicles, suspicious activity, and property maintenance concerns. This initiative has greatly helped our security team maintain effective surveillance of the estate. Remember, early reporting can prevent minor incidents from escalating.

We commend those who have embraced this partnership and encourage all homeowners to continue playing a vital role in ensuring the safety of our community.

Your Role Matters:

Together, we can build a safer, more secure estate.

Call Security:

If you see something, say something by calling 848-6294.





COMMUNAL LIGHTING



Quarterly Maintenance and Repairs

We are pleased to share our lighting projects undertaken this quarter which focused on enhancing the beauty, safety, and security of our community.

Nighttime Lighting Enhancements

The recent addition of lighting to the waterfall and cliff edge has significantly enhanced the area's ambiance and safety, transforming it into a breathtaking spectacle by night.



The soft illumination not only highlights the natural beauty of the landscape but also provides added security for homeowners. The feedback has been overwhelming positive, with many homeowners praising the improvement and expressing their appreciation for the captivating nighttime views. We look forward to continuing to create a secure and beautiful environment for all.

Communal Lighting

Significant progress was made in our ongoing communal street lighting program this quarter with several repairs undertaken including replacement fixtures and bulbs and connectivity of loose wiring. As a result, all lighting, except for a section leading to Great Hill, is now fully functional. We anticipate that the remaining meters and transformer will be installed by BLPC over the next month.

LOT CUTTING INITIATIVE



The HOA's monthly lot cutting program has been transitioned to Apes Hill Barbados for a timelier facilitation. The program will continue across all clusters, with undeveloped lots being maintained monthly, and homeowners billed accordingly.

Given the increased rainfall during hurricane season, some lots may require additional maintenance, which will be communicated to homeowners as required.



This initiative has already proven highly effective in reducing the presence of rodents, pests and insects, and we are pleased with the with the positive impact on the community.

The HOA looks forward to further strengthening our partnership with Apes Hill Barbados to ensure the continued upkeep of all lots, benefiting homeowners and the overall appearance and health of the estate.



PAYMENT OF HOA FEES



Remittance of Funds:

We would like to take this opportunity to remind homeowners of the best practices for remitting HOA fees to ensure that payments are applied accurately and efficiently to your respective accounts. Providing clear and complete information helps avoid any delays in updating your account. Please follow the important guidelines below:

- Include detailed Information in the memo field of your payment.
- Clearly state your lot number.
- Provide your full name as registered with the HOA.
- Use the following format as an example:
- Lot H-50, Cabbage Tree Drive, John Doe"



Verify Payment Information:

- Double-check that all information is accurate before submitting your payment.
- Ensure the correct amount is being transferred to avoid any discrepancies.
- Keep a copy of the payment confirmation slip for your records and notify the HOA by sending us a copy of the confirmation for swift follow up and timely processing.

DEBT COLLECTION



Over the past three (3) months, we have intensified our efforts to engage with homeowners regarding outstanding HOA balances, utilizing both email and phone communications. These efforts have successfully resulted in the collection of over \$700,000, however, a significant amount still remains outstanding.

We strongly urge all homeowners to promptly honor their financial commitments. Consistent payments are vital to maintaining and enhancing our community, ensuring the successful execution of projects and initiatives. Please be reminded that billing is ongoing, and unpaid dues can quickly accumulate. We encourage everyone to fulfil their obligations, allowing us to focus our limited resources on community enhancements rather than diverting them to address overdue balances.

Additionally, if you have recently updated or changed your email addresses, telephone numbers or property management services, we urge you to reach out to the HOA via email to ensure that your contact information is up to date. Timely communication is essential for receiving invoices and other important information, and we appreciate your cooperation in this matter.





PET MANAGEMENT



Pet management is a crucial aspect of maintaining a harmonious and pleasant living environment within our HOA community. To ensure the safety and comfort of all residents, the HOA has established guidelines that promote responsible pet ownership. We would like to remind homeowners of the following guidelines:

Community Guidelines:

- All pets must remain leashed in common areas.
- Homeowners are expected to promptly clean up after their pets and properly dispose of waste.
- Please adhere to noise control measures, including preventing excessive barking and aggressive behavior towards other dogs or pedestrians.



By following these guidelines, pet owners help to preserve the cleanliness and tranquility of our shared spaces, while also fostering a respectful atmosphere for fellow homeowners, guests and visitors, and ensure that our furry friends are well integrated into the community.

▶▶▶ HURRICANE SEASON REMINDERS

Stay Safe This Hurricane Season!

As we remain in the midst of the 2024 hurricane season, it is crucial to prioritize the safety and wellbeing of your family.

Below are important reminders to help your family stay protected:

- **Build an Emergency Supply Kit:**
Stock up on non-perishable food, water (at least one gallon per person per day for at least three days), medications, flashlights, batteries, and a first-aid kit.
- **Store Important Documents:**
Keep copies of important documents such as insurance papers, identification, and medical records in a waterproof container.
- **Secure Your Home:**
Install storm shutters or board up windows with plywood. Ensure doors are secure and consider reinforcing garage doors. Inspect your roof for loose shingles and secure them. Clean gutters and downspouts to prevent water damage.
- **Review Insurance Coverage:**
Verify your homeowner's insurance policy covers hurricane damage, including flood insurance if necessary, and create a home inventory of your possessions, including photos or videos, to streamline potential insurance claims.
- **Outdoor Preparation & Generator:**
Trim trees to prevent branches from becoming projectiles. Secure outdoor furniture, grills, and other items that could be blown away. Ensure drainage systems are clear to reduce the risk of flooding. Consider a generator for emergency power and ensure that you know how to operate it safely.

