

AUTUMN GLEN TOWN HOMEOWNERS ASSOC.

ON 12/27/2021 - ADDED INFORMATION FOR COUPON BOOKS, ROOFING & INSURANCE

HAPPY HOLIDAYS & HAPPY NEW YEAR! THE BOARD'S DECEMBER 14, 2021 MEETING HIGHLIGHTS & INFO:

SEASON'S GREETINGS & GLAD TIDINGS! Chris Nelson is Autumn Glen's Licensed Community Association Manager (LCAM) of Floridian Property Management (FPM). He brings Autumn Glen years of experience in property management, was born and raised in Florida and is familiar with Fleming Island Plantation. We all look forward to working with him. He can be reached at 904-592-4090 or on Autumn Glen's website, autumnglenfip.com.

COUPON BOOKS: Truist (BB&T) and FPM recommended that the Board create new bank accounts with the switch in management. This has been done, and the coupon book order has been placed. When you receive it, there will be directions for several payment options to set up payments for your assessment of \$275 effective January 1, 2022. The coupon books should be coming either before or after Christmas. Due to the tight schedule, the Board voted to waive any late fees for 30 days. ***GOOD NEWS FROM TRUIST: Owners, who were on ACH through Truist with prior management, are still setup through our new accounts. They do not need to do anything, even with the increase; Truist will be pulling the correct amount for 2022.***

KEITH STERN ROOFING SCHEDULE: *Due to rain – rescheduled two buildings, now -*

- **12/27/21 Building 1575**
- **01/03/22 Building 1580**

The schedule gets planned each week. The process follows:

1. Keith contacts the Board's President, Ann, to sign paperwork for five to six permit apps.
2. Depending on the following factors: weather, shingle delivery & availability of special equipment to hoist the shingles, any one of these may cause delays in the schedule.
3. Keith plans two days for a four-unit building and three days for a six-unit building.
4. Based on item 2, Keith lets Ann know start dates for three buildings at a time. We try to give two-four days' notice.
5. Ann has two volunteers that produce the Homeowner To-do Lists that get posted on the three buildings so that vehicles are parked away from the building that is being re-roofed.

Ann will post the roof schedule on the Web. The roofing project has been going so well because homeowners have been following their To-Do lists and keeping the streets clear for the safety of the emergency vehicles, roofers and nearby residents. THANK YOU!

HOMEOWNER INSURANCE: *1) If your homeowners insurance is being canceled because of the age of your roof, please go to AG's web site. On the IMPORTANT NOTICES under Homeowner's Insurance, click on VISIT FMAP to get referrals for companies wanting to cover your home and also click on "Keith Stern Roofing Act of Contract for Autumn Glen" to download a letter stating your unit is under an active re-roofing contract.* 2) For buildings that have been done, Keith sends the President two documents, an IKO Warranty and County final inspection for each building. Send these two documents to your insurance agent as it may reduce your insurance premiums. Please ask for them on the website, autumnglenfig.com.

TRIMAC IS OFF THE WEEK AFTER CHRISTMAS: Jeff Nunamaker, Autumn Glen's Supervisor, reported that 1) all of the irrigation projects and proposal work has been completed. Irrigation only runs for 15 min. unless new sod. He reminded that homeowners must avoid driving over the sprinkler heads that are on edges of the driveway corners. Pull straight in rather than cut corners where sprinkler heads get damaged the most. This will save a lot of money in irrigation repair costs and utility bills. DO NOT PARK ON LAWNS! 2) Jeff will look into pest control treatment for moles; killing their food source is the key. 3) He will remind Josh to send the edging and gate agreements to the Board. Check the website for TRIMAC's lawn care map. Remember that they're on an every other week winter schedule. Please report lawn issues on AG's website.