

DISCLAIMER: THIS LETTER IS DISTRIBUTED AS A SERVICE TO RESIDENTS BUT DOES NOT CONSTITUTE ANY OFFICIAL BUSINESS OF YOUR HOMEOWNERS ASSOCIATION, OR ITS MANAGEMENT COMPANY.

The following message is forwarded to all K-Bar Ranch residents at the request of the K-Bar Ranch CDD.

Hi Residents of K-Bar Ranch.

Last Monday night, April 22, 2019, the K-Bar Ranch CDD Supervisors had a Budget Workshop Meeting. At this meeting we started a discussion on next year's budget for CDD annual expenditures and possible upgrades/improvements for our community. As in past years, the CDD Supervisors provided ideas and suggestions to our CDD Management Company. This year we would also like to hear from residents regarding your recommendations and suggestions, so we are sending you this questionnaire.

Since many of you don't have a chance to attend our monthly CDD meetings, this will give you an opportunity to provide your input into the budget development process. It is my hope that your inputs will help the CDD Supervisors better understand your priorities as homeowners. As you think about your recommendations, please keep in mind that every change or improvement comes with a cost and while we want to make our community as attractive as possible, we also need to be mindful of the cost to our CDD budget. While some recommendations may not ultimately end up in our upcoming budget, your recommendations will help the CDD in planning for the future.

Below are some of the current suggestions provided by the board and homeowners. Please prioritize in order of importance to you, or indicate if something is not important to you, and then make any additional suggestions you have:

Canopy over the swings at the Amenity Center Playground

Resurface the Amenity pool

Make the pool bigger

Have the pool heated

Putting lights on the tennis court

Create a dog park

Building a meeting room or club house

Suggestions: _____

Suggestions: _____

Suggestions: _____

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For this survey to be effective, we need your reply by June 1st. Please send your reply back to me via my CDD email address at boardmember3@kbarranchcdd.com.

Since my last communication I want to take a moment to make you aware of some new changes to the community. The CDD, through its Management Company, has hired John Alexander on a part time basis to maintain the amenity center and to provide some security for the area. We also will be hiring a new maintenance company to take care of the restrooms in a more efficient and effective manner. The new maintenance staff will start on May 1, 2019.

This is a start to the improvements planned for this year, but we still need your help to monitor our community and to keep it clean. If you see something, say something. If you use the amenity center, pick up your trash, put the umbrellas down, and make sure the gate is closed when you leave. If something needs additional attention report your findings to our Management Company via our CDD Manager, Angel Montagna, or you can always contact one of the CDD Supervisors. All contact information is provided on our CDD website at <http://kbarranchcdd.com>.

Thank you,
Frank Morales
Chairman, CDD Board of Supervisors

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