

Dear Greenville Overlook Neighbors,

4/19/2021

The neighborhood is increasingly buzzing with activity as everyone heads outdoors to enjoy longer stretches of daylight and warmer temperatures--it's a clear sign that Spring is in the air. A perfect example is also the community's inaugural Easter Egg Hunt held on March 27, in the open field at Odyssey Drive and Athena Court. Organized by neighbors Karina, Danielle, and Jennifer, more than 20 families attended making the event a smashing success and one we hope to repeat annually. There were more than 300 plastic eggs, each filled with all sorts of candy and treats. Children were organized into three age groups for planned activities and games. The organizers followed CDC guidelines to ensure a safe and fun event.

Spring is also a time for renewal, and in that spirit the HOA Board is excited to share the latest community updates that show our homeowner dues at work, address individual feedback and concerns, and keep everyone up to date on events and happenings.

• Sign Up for Email Communications. Increasingly, the HOA Board uses traditional mail and emails to communicate quickly with neighbors on important topics. As such we're encouraging all residents to opt-in to receive email communications. Please email your preferred email address to Aspen Property Management at BCarrillo@AspenPropertyMgmt.com.

• Save The Date for the Next All-Community Meeting. Mark your calendar for the next all community meeting scheduled for May 6. Meeting details will be sent out via email and the neighborhood Facebook page. If you're not on these channels, email any HOA Board member or Aspen Property Management to request the meeting details.

• Resources to Help Clarify the Architectural Review Process. Reflecting feedback from the community to communicate and clarify the process for architectural requests, attached is a step-by-step overview and explanation. The goal of this overview is to increase the level of awareness and understanding of the process so it's easier for everyone to use.

• A New Leader for the Architectural Review Committee (ARC). To improve the speed and effectiveness of the ARC review process, the HOA Board is pleased to name Ravi Sadashiv to the newly created position of Architectural Review Committee leader. In this role, Ravi will ensure that requests are received, reviewed, and quickly dispositioned. Please welcome Ravi to this new role and if you have any questions please shoot him an email at Ravisadashiv@gmail.com.

• Resources to Help Clarify the Violations Notification Process. As good neighbors, we all try to abide by our community covenants and bylaws. In those instances where activities occur outside of those covenants, the

Board uses the violations process to correct the situation. An overview of the violation process is planned during May 6 meeting. The goal of this overview will be to increase the level of awareness, understanding and transparency into the process.

- Dead Trees Removal, 2021 Budget approval and snow removal contract. We will continue the work started last quarter with the additional removal of dead trees from the open-field common areas. In addition, we secured approval for the 2021 community budget and have contacted once again for snow removal (winter is coming!).**
- Neighborhood Security System. The Board has approved the purchase and installation of a community security system anchored by cameras that will capture cars entering and exiting the subdivision. Installation is set to begin in the April-May timeframe. This is a big step towards increasing neighborhood safety.**
- Subdivision Entry Lights. The lights at the front of the subdivision are scheduled for repair in the April-May timeframe. Again, another step towards increasing neighborhood safety and lighting the way for after-sunset walkers.**
- Additional Tree Planting. Look for new trees to be planted alongside Ashland on the common ground using budget approved in 2019. This will be a significant installation of trees along the Athena Court/Ashland**

fence line. This initiative is being organized and led by Dina, Danielle, Ravi, Karin, and Ying.

- **Creating an Online Neighborhood Portal. We are working closely with Aspen to evaluate an online community portal that would house the most relevant and requested resources and information. We will continue to provide updates as the evaluation and selection process progresses.**

And, as we like to include with every communication, here are a few important reminders:

- **Homeowners must submit an ARC request BEFORE making any changes to the exterior of your home including fences, landscaping, adding/removing trees, putting in new lighting, or placing lawn structures. If you are unsure about what requires a request, please review the attached ARC process overview document. Any exterior changes that have been made without an ARC requests are still subject to review by the ARC Review Committee and the approval/disapproval process, per the community covenants.**

- **Building supplies including rocks, mulch, wood, or other materials should not be placed on the street. The placement of such materials is a violation of community covenants and creates a serious safety hazard for drivers.**

There is a lot of great work going on in your community as we work together to make Greenville Overlook the

most desirable place in Wilmington to live and own a home. Thank you all for everything you do every day to be a good neighbor and to make the community safe and enjoyable for everyone.

Warm Regards,

**Shahzad Akbar,
President, HOA Board**

**Alvenia Scarborough,
VP, HOA Board**