

(addresses in bcc: for privacy)

Dear Greenville Overlook Neighbors,

As communicated earlier this week, Shahzad Akbar has resigned as President of the Homeowners Association (HOA) Board of Directors. Per the Bylaws, this requires the HOA Board to take specific action to ensure that it can continue to perform its assigned duties and advance projects that matter most to every homeowner in Greenville Overlook.

The first action taken was to name a new Board President which requires a majority of the remaining Board Members to nominate and support a successor (and repeat this action for additional Officer vacancies that may be created). The Board nominations and majority support resulted in the new makeup of the Board listed below. Once the meeting minutes for this event are approved, they will be posted on the

[GVOL Community Website](#).

HOA Board

1. Alvenia Scarborough, President
2. Danielle Quercetti, Vice President
3. Lon Chen, Director
4. Hugh Wang, Director
5. Harish Mital, Director
6. Anju Vaidya, Director

Alongside this change in leadership, some residents asked for confirmation that the current Board was elected following the proper elections process per established Bylaws. To address this request the following action has been taken:

- The HOA's Management Company, Aspen Management, is conducting a point-by-point analysis of the election's requirements as established by the Bylaws and comparing those requirements with the actual actions taken for the May 6, 2021 HOA Board of Directors election. That assessment will be shared with HOA legal counsel who will provide a final determination and recommend additional actions that should be taken, if any. The final assessment will be reviewed by all members of the Board and shared with the community (along with any additional actions required) within 72 hours of its final legal review.

With Change Comes Opportunity

The changes to the Board present an opportunity to bring a fresh perspective and more importantly to improve aspects of our community that matter most to everyone. In fact, the Board is energized about the opportunity to align its priorities to reflect what the majority of residents truly care about, and in doing so, “reset” how the Board operates and serves the community. The guiding principle is clear: focus attention, energy and resources on the high priority actions that benefit and improve GVOL for *all residents*.

To start this journey, over the next 90 days, we will focus on areas that have been identified as needing immediate improvement and will deliver immediate benefits, specifically:

- **Communications** – improve the frequency, forms, efficiency, and transparency of communications between residents, the HOA Board, and HOA Management company. **Benefit:** Every neighbor is both heard and informed on important happenings within the community and HOA Board. **Deliverables:** A community calendar that shows planned Board meetings, community meetings, “walk & talk” and community conversation sessions, monthly newsletter distribution dates; approved community minutes available online; a community website; up to date and accurate email distribution lists.
- **Architectural Requests** – define and clarify the ARC request process and drive consistency in the approval/disapproval process. **Benefit:** Every neighbor enjoys a community that upholds a standard of beauty and safety that maximizes home values, reflects the image we want for GVOL, and allows personal enjoyment of both individual property and common areas. **Deliverables:** Clarified and published decision rights of the ARC committee, expansion of the ARC committee, and a redesigned and published review process.
- **Financial Management** – Evaluate the 2021 budget and share a current view and recommendations with the community. For 2022, seek direct input from the community to build a community-driven 2022 budget proposal. Once the community approves the 2022 budget, review and discuss 2x/year at all-community meetings. **Benefit:** Every neighbor has direct input into the budget and knows how their HOA dues are being used to maintain and service the community. **Deliverable:** Financial

- presentation to close the 2021 community budget, and a framework of priorities to shape the 2022 community budget.
- **Community Operations** – complete critical projects in common areas with a focus on the tree project (currently in its final phases) along Odyssey Drive and Athena Court. **Benefit:** The tree project provides a green screen along GVOL neighborhood and Ashland Corporate Center, that will provide privacy and aesthetically pleasing views. **Project Timeline:** A review of the health of the trees has been completed and some trees will be replaced this Fall (October Date TBD) a final review will be conducted in March and any trees that need to be replaced under the First Year Warranty (covered 100%) will be completed in the Spring of 2022. Additionally, this October the trees on the slope of the hill on Athena Court will be relocated/replaced to predetermined locations that have been approved by the concerned residents along Odyssey Drive and Athena Court who border Ashland Corporate. The next step is to have the planned planting mapped and approved by the New Castle County Department of Land Use. Once approval is granted, an installation date will be determined and will be communicated via the monthly community newsletter and posted on the community calendar.

We'll refer to and provide updates to this 90-day plan as progress is made and as a part of the monthly newsletter. Thank you in advance for your continued support and partnership in doing what's best and right for the community as we begin this exciting new chapter for our community and its Board. Rest assured, every person on the HOA Board is a homeowner who wants the same things all of us want---a beautiful home and neighborhood, high properties values, and total enjoyment of our community. Let's work together to make that happen.

Always with good intent and integrity,
Your HOA Board
(aka Your Neighbors),

Alvenia Scarborough, President
Danielle Quercetti, Vice President

Harish Mital, Director
Lon Chen, Director
Hugh Wang, Director
Anju Vidaya, Director