

Dear Greenville Overlook Neighbors,

10/30/2021

The results of the HOA Board election have been finalized and seven new Board Directors have been seated: Mike Nardo, Danielle Quercetti, Alvenia Scarborough, Karin Thomas, Hugh Wang, Chuck Xu, and Bing Zhang. And it is with great excitement that we, your newly elected Homeowners Association Board, come to you with our first community-wide message. With the election now behind us, today marks a new beginning that allows every neighbor in Greenville Overlook to come together as a community to build the beautiful and harmonious neighborhood that we all want. Thank you to everyone who enthusiastically participated in the election, and a special thank you to Anju Vaidya-Nerbøvik and her family for organizing and supporting the process. We also want to thank all of the election officials, ballot collectors, and poll-watchers who stepped up during the meeting and worked into the night to finalize the results.

So, what are the HOA Board's next steps?

First, we want to acknowledge and inform everyone that there was a break-in and burglary in the community last night on Odyssey Drive. Police and detectives are involved, and we are working with them to gather full details. Once we have more information the community will receive a detailed communication and action plan. Beyond an update on the break-in, to ensure a strong start, the HOA Board will take several immediate actions to lay the foundation for making changes and improvements that most neighbors want to see, and for addressing day-to-day concerns more effectively and quickly.

First, we will name Board officers and create subcommittees (some of which will require homeowner participation!) to define responsibilities and drive the critical work ahead.

I am happy to share those officers have been named: President, Michael Nardo; Vice President, Chuck Xu; Treasurer, Bing Zhang; Secretary, Danielle Quercetti; Communications Chairman, Alvenia Scarborough; General Affairs & Contracts, Hugh Wang; ARC Chairman, Karin Thomas.

In addition, the following committees have been established: Financial Budget Committee,

Lon Chen; Website Design, Lon Chen. We will continue defining and forming subcommittees in the following days.

Second, we must select a new HOA management company to provide the community with the administrative support needed to run the community such as dues collection, vendor payment, violations enforcement, security camera management, and more.

Our current HOA management company ends their service with us on December 1, so we must make this vendor selection quickly. Related to this work, we will also immediately contact our landscaping, snow removal, and security camera vendors to ensure services are secured and enhanced as needed.

Third, we must complete an audit of the HOA budget to ensure we have the clearest financial picture possible before onboarding a new HOA management company, securing critical services for the winter (ie snow removal), and planning for the next fiscal year.

The goal is to complete all of the critical actions above before year-end as we believe doing so best positions the HOA Board and community to focus on high priority work "right out of the gates" in 2022, including providing stronger and more consistent enforcement of ByLaws---a concern deeply expressed by neighbors throughout the community.

We hope this note gives you all a sense of the focus and energy present within this new Board and across the community. We're thrilled to get started once again working hand-in-hand to make Greenville Overlook the most desirable place to live and own a home in Wilmington.

With appreciation,

Your Greenville Overlook HOA Board

Mike.

Danielle.

Alvenia.

Karin.

Hugh.

Chuck.

Bing.