

Amenities Management

All HVLA amenities had been sorely neglected for many years under the Old Power Group that has controlled most Boards.

The New Board Majority has set about the task of correcting that. They first set priorities of: 1) Addressing amenity issues involving **Safety**, and 2) Amenities that had been neglected for a long time. Their next action was to put the "Hartmann Event Center" project on-hold until Association finances could be reviewed by a new CPA firm and amenity needs could be re-assessed.

Our upgraded Community entry gate system does seem an improvement, yet there continue to be reports of unwanted entries and non-operational gates.

Sediment removal from the Lake has never, ever been done (46+ years overdue). This has again been put-off – now to 2020. A weed abatement plan for the Lake has been developed.

A new controlled-entry vehicle-gate at the Marina dock has finally been installed (2016), but circumventing it is reportedly easy due to short armature and lack of blockage on the road next to the gate.

The Lake Marina pier had been broken since 2014 creating a major potential for "personal injury." Finally repaired in 2016.

Geese feces continue to lead many members to avoid the Lake. "Denier" units were purchased, but never positioned properly. This issue remains unresolved.

The "Solar Bees" that help to maintain the health of the Lake and water were left without maintenance for well over 10 years. A maintenance contract was finally signed with the manufacturer in 2016.

Sand erosion at both Big and Little Beach are significant (and contribute to Swimmer's Itch contagion); "some" additional sand was added this year. However, children's' play equipment on both beaches still need further attention, e.g., Little Beach equip. needs covering to avoid burns.

The Equestrian Center was given multiple upgrades/repairs (June 2015).

Our tennis courts were finally resurfaced in 2016.

The driving-range netting was finally replaced in 2017 and over-grown hedges along it were cut in 2018.

In early 2017, we finally were told of the extremely deteriorated condition of the Community Center (CC): Chronically leaking roof with extensive dry-rot and mold. Lake County Building Inspectors deemed it uninhabitable. GM, Rod Wood, at that time, call the condition of the CC, “willful failure” by the Boards that allowed it to happen. The CC was torn down (Teen Ctr., too) in early 2018.

A new facility was built (finished June 2018) next to the pool to provide restrooms and showers.

HVLA continues to have no Teen Center, minimal meeting facilities for members and no further development of the 2012 Recreational Plan since 2015: Roughly 15 of 66 recommended projects implemented.

July 2018

The "Dog Park" consists of a few badly eroded trails and a broken water fountain.

Even the Hartmann Building was allowed to deteriorate due to lack of proper upkeep, e.g., **2007** pest inspection revealed major termite and mold damage which was never completely, properly repaired.

Then, there's the "elephant-in-the-room", the losses of nearly \$10 Million from 2000-2014 by the Golf Ops. and Food/Beverage Service.

In late 2014 it was discovered that the F&B inventory had not been done for months by the previous F&B Manager so that several thousand dollars of inventory is unaccounted-for. A new F&B manager appears to be making a positive impact.

As you can plainly see, these problems reach into many areas within our community: Property Value, Debt and Safety/Security. This is not good for our pocketbooks or for our image.