

POLICIES, PROCEDURES, QUESTIONS AND ANSWERS PART I

WHAT IS THE LMOC?

The Landscape Maintenance Oversight Committee (LMOC) was created in 2008 as a standing committee in accordance with Paragraph 6 of the Declaration of Restrictions for Savannah at Turtle Rock dated March 22, 1995. This committee of volunteers provides independent oversight and advice to the Board of Directors, landscape vendors, and property management for the benefit of the Association members.

Since its inception in 2008, LMOC experience has demonstrated that this oversight is both necessary and desirable to Savannah's landscape management.

WHAT COMPRISES THE SAVANNAH FINANCIALS?

BUDGET COMPONENTS

- The Savannah budget is made up of two components: Operating and Reserve.
- The Operating Budget is the monies allocated to day-to-day expenses incurred by the association.
- The Reserve Budget is the monies used for major improvements and repairs.

QUARTERLY ASSESSMENT

Assessments are due on a quarterly basis. They are due the 1st of January, April, July, and October. Late fees and interest on outstanding balances will be assessed for payments received after the 10th of the month.

The assessment may change from year to year depending upon the approved budget. Make sure you have the correct amount for your January payment for any type of autopay.

BUDGET PROCESS

September	Input is solicited from the board and management on expenses for the coming year.
October	The draft budget is presented to the board and homeowners for questions and additional input.
November	The final budget is presented to the board for approval.

RESOURCES

Additional annually updated resources are available at www.cam-ss.com.

20XX Savannah Final Budget	This document contains the final budget from the previous year and new year budget.
20XX Savannah Dues Breakdown	This document contains the per month, per quarter, and yearly cost for each line item in the operating budget.
20XX Savannah Budget Overview	This document contains an explanation of each line item in the operating and reserve budget.

WHAT IS THE DEFINITION OF “MAINTENANCE FREE” IN 2018?

At the inception of Savannah at Turtle Rock back in the mid-1990s, the developers unfortunately promised many services to buyers including landscape maintenance, house painting, roof cleaning, cable, security system. Over time, some of these things became obsolete and unrealistic to provide.

The first Board soon realized that the developers had not set aside appropriate funding to fulfill the promised services when it was time to begin providing the maintenance services. Discussions brought forth that there was inequity as to roof and house size equating out to inequity in costs. The resolution was to discontinue roof cleaning and house painting. Homeowners at that time received a refund check for the prorated dues they had contributed.

At the end of the “basic cable” ten-year contract, the membership decided to move forward independently as the costs had escalated each year plus competitive providers had become available offering more choices including bundling pricing for TV, landline, and internet.

The alarm monitoring was dropped due to multiple issues including more alternative products and services on the market, and many neighbors no longer used the existing system.

Please refer to page 8 in the Savannah Reference Guide for a summation of what is provided.

If you go to the website at www.com-ss.com, you will find the current Savannah Final Budget, Savannah Budget Overview, and Savannah Dues Breakdown which give a complete picture of how your dues are allocated.

WHAT DOES EACH REQUEST FORM COVER?

There are 3 request forms available. **In order for any action to be taken, an issue appropriate current completed Form must be submitted to the appropriate person.** All current forms are available in the 2018 Savannah Reference Guide or on the website, www.cam-ss.com. Please destroy/toss all obsolete Forms as they will not be accepted. **Please remember to only submit these during business hours: no weekends or holidays, except for emergencies.**

COMPLAINT FORM

The current completed form must be mailed, faxed, or emailed to the Property Manager. This form is used if you would like to report a violation of a Savannah Rule or policy you have personally observed by one of your neighbors.

LMOC REQUEST FORM

The current completed form must be mailed, faxed, or emailed to our Property Manager. This form is used for making any landscape and/or irrigation requests or complaints for items that are included in the scope of our landscape/irrigation maintenance. If you have any questions, please reach out to the chairperson(s) of the LMOC Committee.

ARC REQUEST FORM

The current completed form must be delivered to the ARC Chairperson. This form is used when you would like to make any exterior changes to your home or landscaping. Example: house painting, roof replacement, window/door replacement, hurricane shutters, major landscape changes. Please refer to the TROM for additional details.