

## Newsletter for The Legends at North Park–Spring 2025

Dear Friends & Neighbors,

The Board recently met & we decided to post a brief newsletter after our meetings—to better keep everyone up to date on what is happening in our HOA.

Don't we all agree that it is great to live in such a beautiful community with so many caring & helpful people?! We recently lost a couple of our friends: Joe Abram & Ron Maughn. Condolences go out to Nancy & Jeanette. Your spouses will be missed.

Things are looking good with our budget so far in 2025. As expected, there are a couple of things that are already over-budget because of increased costs, but we had so little need of snow-removal expenses this past winter that it will more than make up for the over-budgeted items.

It was decided that our HOA is small enough that the Board would assume the responsibility of the Architectural & Landscaping Committee in the future. We really appreciate the work that the committee did, and we're sure you'll all want to offer a big "THANK YOU" to the former committee members: Deanna Bodily, Linda Roberts & Arlene Larsen.

One of the responsibilities of the board is to make sure any changes in the personal yards & homes of the HOA are in accordance with the CC&Rs. They say that the Board is supposed to

*“ . . . ensure that all exteriors of Living Units & landscaping within the Development harmonize with existing surroundings & structures.*

As spring has now arrived, we kindly remind you of the procedure for obtaining Board approval on any exterior house or yard projects. From the CC&Rs:

*“No home, accessory, or addition to a Living Unit, landscaping or other improvement of a Lot shall be constructed, maintained, or accomplished, and no alteration, repainting, or refurbishing of the exterior of any Living Unit be performed, unless complete plans and specifications therefore have first been submitted to and approved by the Board.”*

When requesting approval for any exterior changes please submit **in writing** information that includes: a diagram of the intended changes, dimensions, & who will be performing the work. Projects must be completed within one year.

A few owners in our development have decided to mitigate their homes for radon. We discussed this and decided that we won't be officially doing anything as an HOA. If you want to get your home tested or investigate mitigation, that will be your own personal decision/responsibility. However, if you decide to mitigate your home, **please submit a written request** to the Board.

Thanks to all of you for being such good friends & neighbors to each other! We are lucky to live in such a friendly & peaceful community.

Gary Gibbons, Pres.  
Deanna Bodily, VP  
Christy White, Sec/Treas