

December 3, 2022, at 3:45pm

Good afternoon, Neighbors,

With no formal Board meeting in December, we wanted to get an update out to our owners.

—**Internet update**— Here is the latest information we have received from Big Dog as of 12/3/22. Some of you received an email earlier with details of what still needs to be done. Please read through it and let Big Dog know if you have any questions or concerns.

Trenching delay: The contractor who is adding the fiber lines to our property from Robins Road/Northbrook and beyond has notified Big Dog they are behind. They have no firm completion date to provide at this time but they anticipate the delay could be as much as a week. This will push our go-live date a little but should still be this month (December).

Property delay: As of this morning, we have building 100 half completed with running of wires. We are attempting to work with one owner whose unit is the conduit for that half of the building. We want to work with that owner and get this resolved as soon as possible so the other 11 units are not affected. Building 200 is basically done with wiring and still has some wall plates to be installed. Building 300 has a few units whose wall plates need to be installed and a couple the wiring needs to be done. Townhouses will be started & completed beginning 12/6 through 12/13.

Wall plates: If you elect to not have the installation team put a wall plate in your unit during this initial installation, it will not affect your building's ability to have the fiber internet in the other units. It will prevent you from having it in your unit until this wall plate is installed so you can plug in your router. If you want to have it installed at a later time, Big Dog has told us it will be a \$150 charge to the owner (it is free during the installation process now).

IMPORTANT (PLEASE READ): We have held firm on not sharing any personal information with Big Dog unless we have been given permission to do so. This has slowed the project down and has caused some frustration from Big Dog to the Board. We implore you to please consider giving Big Dog an email or phone number that they can communicate with you so we can complete this project. They have about 80% of the owner's info but the other 20% may cause further delays. Please consider emailing Shannon your contact info as soon as possible. "Shannon Daniel" shannon.daniel@bigdogsatellite.com

Legal question: We were asked by an owner whose unit is complete what rights do we have to push the hold outs to allow the work to get done so their internet will work. As everyone is aware, one hold out can stop the entire process for a building. We have conferred with the HOA attorney and she has informed us our bylaws have two passages in them that allow the Board & property management in to a unit to complete work on behalf of the HOA. Under "Declarations & Amendments", Article III, paragraph 7 of the Condominium Declaration and Article IX, letter H, on "Conditions of and restriction on ownership, use & enjoyment". This would involve obtaining a court order and having Hiawatha Police help execute it. Court costs and legal fees would also fall on the hold out owner. If Big Dog begins to assess fees for the delays due to the over time they are incurring, those fees would be assessed to the hold out owners who have caused the delay. The Board also has the right to issue a daily fine for each day an owner does not allow Big Dog to complete their work and those fines would be assessed on their monthly HOA dues. This would be very expensive for the hold out owner and will ultimately cause delays for their neighbors who want this service. **Having said all of that, we are all neighbors & friends and no one wants this to get to that point. Almost every owner in the property has been kind & cooperative with Big Dog and we know no one wants to hold this project up for the entire HOA. We ask that everyone let Big Dog do their job and complete the project for the benefit of**

all. Per our contract, Big Dog will be charging us as soon as they flip the "on" switch & our grace period ends and every owner will be charged their \$30. It is everyone's best interest to continue to cooperate and make sure their unit and their neighbor's unit are ready to go at that time.

—Reminder the new **HOA fees** will go into effect after this month on January 1, 2023. Even with the above-mentioned delays, we still anticipate being able to have our new internet service available on January 1. You will want to refer to the letter you received to see what your base increase + \$30 internet payment will be. If you do not have automatic electronic withdrawal, you will want to update the amount you pay on however you pay Affinity each month. If you would like to sign up for automatic withdrawals so these changes happen automatically in the future, Affinity has this form available on our website. (push Ctrl and click on this link) <https://nebula.wsimg.com/ea0a4595afd69ee7ca8c686333b8c619?AccessKeyId=E447301E9C8E32D701F6&disposition=0&alloworigin=1>

—**ABC Disposal** has informed us there should be no change to the trash/recycling pickup schedule for Christmas & New Years. Please plan to have your items in the dumpsters (Condos) or your trash cans by the curb (Townhouses) on your normal day. If you use the condo dumpsters, we ask that you break down boxes to their smallest capacity prior to putting them in the recycling. If your normal dumpster is full, please move to the next one. If the recycling is full, please put it in the trash dumpster. As a reminder, to add an additional pickup during the holiday would be over \$700 for the HOA and we would like to avoid this if possible.

—**Solar street lights**—as a reminder from our original email when we installed the new solar street lights, during the winter when days are shorter there will be times they do not charge fully and therefore the lights may not come on as expected. We are aware this happens and will correct it as soon as the lights have their proper charge. We appreciate owners bringing the lights being out to our attention but since your Board walk at night & early in the morning, we are aware and will get them reset as soon as possible.

—**Emergency & immediate maintenance** needs—friendly reminder that the Board email is not necessarily checked every day and therefore we would encourage that emergency & immediate maintenance needs are reported to the Affinity emergency line at [319-393-0814](tel:319-393-0814). The Board will note any other maintenance requests as emails are checked and ask Affinity to follow up.

--**Winter is coming** --- please take time to review the snow removal plan that was sent in October & November. With everyone's cooperation, we will all save money and the snow will be removed quickly.

—Our next in-person **Board meeting will be January 15th at 6pm**. Location to be determined. This is a normal Board meeting with no owner votes to be taken. If you have something you would like on the agenda for discussion purposes, please email your thoughts to the Board.

We hope everyone who celebrates has a wonderful, healthy, **Merry Christmas** and we wish a happy holiday season to all!

Forest Greens Condominium Association Board

Dave Blum - President

Jason Wilke - Vice President
Hannah Mullan - Secretary/Treasurer

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