

## **NEW TOWN ISSUES – UPDATES**

***September 8, 2011***

- McBride & Son Brokerage has placed a trailer at the Broad Street entrance. They will use this location to sell the existing homes owned by WBI Resolution, LLC. It is our understanding that the trailer will be skirted and landscaped. A parking pad will also be added.
- WBI Resolution, LLC is now designated as the founder for New Town at St. Charles General Assembly.
- The GA is working with WBI Resolution, LLC to maintain the area behind the Barter row homes and Beatniks. We understand this area is of great importance to residents.
- The Board has approved an amendment which will not require monthly board meetings.
- The GA will hold Town Hall meetings (at least quarterly) to share information and answer questions. The elected representatives will attend along with the property manager.
- Please remember to EXTINGUISH all flames when finished with the fire pits. On several occasions, embers have been left burning and this is a fire hazard to the surrounding areas & homes – especially in dry weather.
- 3 of the play structures have been re-stained (W. Greensmith Stage, Chapel Playground, and Triangle Park stage).
- Reed Crossing Playground has been cleaned & will be re-stained next week – it will be closed during this time.
- New replacement climbing rocks have been added to the climbing wall in the playground near the Chapel.
- We are obtaining bids for the repair of the playground surface at Civic Green play area.
- Several leaks will be repaired in the coming months. This will require the excavation of certain areas. We will post when the repairs are ready to be done.
- Damaged or removed “street trees” will need to be replaced by November 1<sup>st</sup> by homeowners. Letters will be mailed soon.
- The GA is allowing an “early pay” option – information to be mailed by 9/15/11. The amendment to the governing documents allowing this will be posted on the GA website.
- Work orders have been issued to repair the lights in the parking lot behind E. Hiram Street Condominiums.
- Garage lights have been repaired on E. Hiram Street Condominiums.
- New Town Boulevard south bound lane remains closed during construction.
- The GA has contacted the City about adding Detour signs as well as Exit signs. The City is reviewing this request.
- The City has been notified about the following street repairs needed within New Town:
  - N. New Town at first bridge
  - S. New Town at first bridge
  - Hempstead at Tarn – sidewalk / curb
  - Rue Royale at Galt House – sidewalk / curb
  - Domain Street at S. New Town

### **Answers to Commonly Asked Questions**

- The Common Ground is the responsibility of the GA. This includes: parks, canals, lakes (except Phase 10 and the lakes in the very back of the community at Island Harbor Dr.), playgrounds, pedestrian bridges,

parking lots between Rue Royale & Domain St., pools, restrooms in Town Hall, Civic Green, and around Amphitheater, etc.

- The Bank is responsible for the land/lots/units they now own.
- NT Home Builders, LLC is responsible for the lots they own.
- NT Leasing is responsible for the Hiram Street Apartments and Apartment Mansions on North & South New Town Drive.
- The GA is governed by a Board of Governors and the Declarations & Rules & Regulations for New Town.
- The Districts are governed by their governing documents and their Board of Directors. Resident elections are handled according to those documents.
- The New Town Trust provides entertainment to the NT Community (concerts, festivals, movies, etc.).
- Homeowner assessments DO NOT fund the Trust.
- The New Town Trust is funded by the TAD, and re-sale fees of .2% when a home sells from a previous owner, along with private donations.
- The Trust has its own Board of Directors and is NOT governed by the GA.