



NEWSLETTER

FALL 2025

Your HOA Board is pleased to provide updates on several important initiatives and community reminders regarding services, recycling, parking, and our digital presence.

Crucial Recycling Reminder: Help Us Save!

- ❑ Improper recycling costs our HOA hundreds of dollars each month. Discarding non-recyclable items, such as **PLASTIC BAGS**, in the Recycling Bins is causing a significant financial drain on our community, costing the HOA hundreds each month in **CONTAMINATION FEES**.

Please adhere to these 3 Basic Recycling Rules:

- Rule 1 - Recycle bottles, cans, cups, tubs, paper, and cardboard.
- Rule 2 - Keep food and liquid out of your recycling.
- Rule 3 - **No loose plastic bags and no bagged recyclables.**

Plastic bags are a major issue – please dispose of them properly in the trash, not the Recycling Bins

Infrastructure Upgrade: Fiber Internet & Cable

- ❑ We're excited to announce that Promenade is upgrading its cable and internet infrastructure with new fiber lines, offering residents a high-speed option for service.
- ❑ This enhancement is being fully funded and installed by AT&T at no cost to the HOA.
- ❑ More details will be shared by the provider as we get closer to launch in Q1 2026.

Parking Courtesies and Deeded Spaces

- ❑ We would like to remind everyone to be aware of the eight exterior Promenade Phase 1 parking spaces that are legally deeded to – or **RESERVED** for – specific units. These spaces are for the exclusive use of those owners only; please inform your guests.
- ❑ The HOA recently had to take the unusual measure of placing cones in two repeatedly misused spaces located near the mailboxes on Plaza Promenade.
- ❑ Please remind your visitors, and respect the **RESERVED** nature of these developer-assigned spots to avoid further inconvenience (and towing) for your neighbors, as each of us only has 2 parking spaces - this is one of theirs...

HOA Website Platform Upgrade: We Need You

- ❑ Promenade is currently in the process of migrating our HOA website to a more flexible and cost-effective platform.
- ❑ This upgrade will improve usability for both owners and tenants – while maintaining the same high level of Promenade-specific information.
 - Account statement access 24/7, important information regarding work that is being done in the community that might affect your unit (water shut offs, fire sprinkler inspections, tree trimming, etc.), or easily adding your tenant or property manager so that they are aware of this work, are all delivered with efficiency, cost, and time savings in mind.
- ❑ Integrating directly with our management company's office systems further helps streamline operations and reduce costs.
- ❑ Registration instructions will be shared soon
 - Your prompt response will help ensure a smooth transition for everyone.

In order to fully realize the cost savings on US mail postage and other time-consuming costs, **we need everyone to register for the new website portal** to manage your accounts and communications, as well as to receive important and timely information for issues in and around Promenade at Spectrum.
