



Key Allegro

Condominium Association



April / May 2017

FROM THE BOARD

YOUR INVITED

KAC Owners Happy Hour

Saturday, June 10th
5pm - 7pm
KAC pool gazebo

Please plan to bring your own drinks and an appetizer to share. The board thought this would be a good way for owners to get to know their neighbors and visit with the board. This is the same Saturday as the annual owner's meeting.

Happy Summer

The Board would like to wish everyone a safe and happy Memorial Day and July 4th Holiday. Enjoy your summer and all of the fun things our community has to offer.

Stay safe out there.



PROPERTY UPDATE

2017 - The Year of the Renovation

The painting and repair project continues to progress. There was a short pause in the project due, in part, to spring break. The contractor took the slow down request as an opportunity to take care of another project. Work should commence mid April. Before continuing we have requested the contractor focus efforts on punch list items for the completed buildings. We want to ensure the contractor follows up on the details.

The Board hopes to finish with the project by early June. Please remember the Board members are also homeowners and as such we are also anxious for this project to be completed. We had no idea of the extent of the damage to our buildings. This did not become apparent until we started replacing siding and only got worse as we progressed around the property. We have run into hidden structural issues, leaks caused by poor plumbing and roof issues that had to be addressed. None of this could have been foreseen until we "peeled the skin off the onion" so to speak.

The staircases are being addressed as we reach each building. We have directed Roger to replace any boards, railings or sections that present an immediate safety issue. Those staircases needing full replacement are being scheduled after the renovation project on a worst case first basis. Due to the extensive damages we have had little resources available to do other things that we all know need to be done. We plan on addressing the stairwells and finger piers in the upcoming budget cycle.

We encourage all homeowners to attend the upcoming Annual Homeowners Meeting. The Board will plan to provide a more detailed update on the current project as well as a "State of the Union" on our budget and other wish list items and future projects.

SUMMER TIME



Landscape Update:

Between funds, contractor damages, plant blight, winter freeze and our service provider being injured we are not up to par.

We know it and are ON IT.

***If you see something
say something***

We are working hard to reduce any unnecessary expense and conserve the resources of the association.

As owners we all want to have pride in our community. If you see debris pick it up. If you have a pet please pick up after it. If you see a broken sprinkler or a leaking hose please report it. If you see anything suspicious or to report rule violations please contact myself or a member of the board ASAP.

You are here to have fun, Don't let an unforeseen incident spoil your vacation. Secure your valuables, Kayaks and fishing gear are easy targets for unscrupulous thieves.

Contact Gayle @
kacamanager@yahoo.com
(361) 774-8888

Community Standards

Helping to improve property values for all owners

The board would like to remind all owners that all window treatments must have a neutral, preferably white backing that faces the outside. All window treatments must be kept neat and in good repair. This allows for a consistent look across the community. If you have renters please ensure compliance is being maintained. We have some unsightly blinds that are in need of repair and or replacement. This diminishes the value of our property for all homeowners.

Any disputes regarding rules violations must be addressed by the board only. Owners are urged not to confront other owners or renters directly.

Thanks for your understanding and cooperation.

UPCOMING AREA EVENTS

Nautical Flea Market

May 6 & 7

Babes on the Bay

Fishing Tournament

May 19 - 20

Rockport Art Festival

Look for the Big Tents near Rockport Beach Park and Aransas Bay

July 1st & 2nd

Gates open 10:00 AM

Wendell Family

July 4th Fireworks

July 4, 2016

9:15 PM - 10:00 PM CDT

Patriotic Boat Parade

Little Bay, Rockport

July 4, 2016

12:00 PM - 2:00 PM CDT

ANNOUNCEMENTS

Annual Owners Meeting

Saturday, June 10, 2017

10:00 AM Allegro House

Proxies will be mailed for the upcoming owner's meeting with the next billing. If you will not be attending please return a proxy to Johnson & Creekmore along with your monthly dues. Prior year's proxies are not valid for this meeting. All representatives of owners must have a **current year** proxy from the owner(s) on file with the association or present the proxy when registering.

Board Openings:

If you have an interest in serving on the board please submit your name to any of the current board members.

Resources:

KeyAllegroCondoAssociation.com/

Be sure to check out the association website. *There you will find a copy of the bylaws, rules & regulations and our declaration.*

Nextdoor.com

Join the Key Allegro / Harbor Oaks Neighborhood Nextdoor site to keep up with all that is going on in and around the community.