

TOWNHOUSE MANOR FUND, INC.

2020 in Review

Wow! What a crazy year. The commencement of the city CIP project to upgrade our neighborhood's drainage system along with the pandemic has made this a most difficult year for us all. I want to first express my appreciation to the other 2020-21 THM board members **Allen Graham, Elliott Klein, Kristin Mahan** and **Rowena Roche**. And of course, to **Cindy Domenici**, who again worked tirelessly as our resident community manager, completing her usual tasks along with spending a good part of each day acting as our CIP coordinator. We all worked together as a team, sharing responsibilities in an attempt to maintain and improve our property values, keep the pool area safe, solicit input from all homeowners and help insure THM remains a great place to live. Special thanks to Rowena, who has chosen to retire, for her tireless work as a Trustee since 2016. Committee reports will present more detailed information, but some highlights are:

1. **Finances:** Cindy continued to do a great job in managing our tight finances, with support from Treasurer Allen Graham. We again ended the year with a surplus, adding money to our Reserve account.
2. **Insurance Coverage:** We maintained adequate insurance coverage with appropriate limits and adequate property coverage.
3. **Rules & Policies and Deed Restriction Enforcement:** Cindy worked with homeowners on staying in compliance with our Deed Restrictions.
4. **Braeswood Super Neighborhood (BSN) & Brays Bayou Association (BBA):** We continued to participate in both organizations, which monitor issues that affect all neighborhoods in our area, especially relating to drainage & flooding.
5. **Utilities:** We all look forward to the completion of the CIP project this year. The mess and disruption will result in significantly improved drainage, as well as new infrastructure.
6. **Pool:** We worked together with volunteers to keep our pool area safe and in compliance with local pandemic restrictions.

I am encouraged that two well-qualified candidates are running for one of the two open 2-year board positions, ensuring that our board will remain strong. And I hope that more of our residents will remain or get involved in managing our association, both by volunteering and as a future trustee.

Respectfully submitted,

TOWNHOUSE MANOR FUND, INC.

Michael E. Lewter
President