

REFUGE POA NEWSLETTER

2025 – Quarter 4



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FROM THE BOARD

Our next POA meeting is coming up on Tuesday, January 20th. Zoom instructions to be emailed to all prior to the meeting.

The annual board meeting is scheduled for **Saturday, February 14, 2026**, location TBD.

One seat on the Board is up for election February 2026. Forms have been emailed out to all owners seeking interest in running for the vacant seat.

COMMITTEE UPDATES

Finance Committee:

The 2025 budget was reviewed at the November 2025 board meeting. All line items within budget were reviewed, with an estimated amount of \$300K going to reserves (in lieu of the original estimate of \$200K). The goal of the board is to increase the reserves for future road replacements.

The 2026 budget was reviewed and approved with NO dues increase required.

Design Review Committee:

As a dark sky community, we appreciate being able to see the stars at night. Just a reminder to replace coach light bulbs with warm and low intensity bulbs. Those interested in replacing coach lights, please search for dark sky recommended light fixtures.

A community concern has been raised regarding vacant lots with weeds and little to no gravel coverage. If you own a lot in The Refuge, please check on it to see if it needs weeding or a gravel refresh, we all appreciate proud owners!

Over the past year our community has welcomed over a dozen newly completed homes and neighbors. At present, we have six homes under construction, and we are looking forward to new home submittals in the New Year.

Just a reminder to submit for approval ANY exterior changes to your home, be it paint, landscape, and/or lighting. Turf is allowed in your front yards, but you do have to submit for review and there is a \$150 review fee. Thank you!

Governing Documents Committee:

Keep an eye out for an important voting email for the updating of our CC&R's. Voting will be as easy as clicking on a link and voting! Reminder to residents to view the revised CC&R documents online. *As a reminder, the revisions included removing the "Declarant" wherever mentioned as the developer has not been involved with our community since 2008 and changing the voting requirement on community issues from 2/3rds in good standing, to majority, or 50% +1.*

Newsletter Committee:

The committee is always looking for new and interesting stories to share with the community. If you have anything you feel worth sharing, please contact one of the committee members.

Community Events Committee:

Golf Cart Parade was a huge success!!! Thank you to everyone who entered your cart and to those who came by to join in the fun. The winner this year was very creative and consisted of 4 golf carts and couples. Be sure to add your photos to our social media pages.

Paint N Sip: We will be hosting another Paint & Sip event on **Wednesday, February 11th** in the Reflections Steakhouse. A flyer will be sent out with all details after the new year.

IWGCC: As a perk of being a loyal golfer at Iron Wolf, the normal policy of one-week advance notice will be bypassed for making a tee time on Christmas Eve Day, New Year's Eve Day and New Year's Day. The course will be closed on Christmas Day. Also, 9 & Dine couples golf is held every Monday at 3.

Roads Committee:

Road crack seal and Type 2 slurry have been completed. We negotiated a reduction in price with Sunland Asphalt based upon the fact our roads' results were acceptable, however, the cul- de-sac results, in some cases, were not.

Landscape Committee:

Major 2025 Projects Completed:

Mid Gate Boom Gates – The new boom gates were installed in March 2025. As you may have noticed, the booms are lighted so that they are more visible, especially at night. We have experienced less issues with the gates being damaged by vehicles since the installation.

Major 2025 Projects in Progress:

Landscape: The POA landscape areas on Arnold Palmer (between the Mid gate and the North gate) are now being refreshed since their last time in over 5 years. With several different previous golf course owners over years, the golf course loose sand issue was not addressed, and it caused sand to end up in our common areas on Arnold. We have contracted with IWGC to redo these areas on Arnold. New rocking will be installed, and some plants will be replaced at the North end near the North gate where there is POA irrigation. The rock theme will mimic what we have had IWGC previously do for us between the South and Mid Gates. The IWGC has started this work in November, and it is expected to be completed in December. The IWGC will concurrently address the course loose sand adjacent to Arnold Palmer by seeding long natural grass. IWGC will also be taking over maintenance and watering responsibilities for this area as they have now down for South Arnold Palmer.

Other Landscape Activities:

- **Landscape Rocking refresh** at the small area between our North Gate Marquee sign and London Bridge Road completed.
- **Continue to keep common area trees trimmed** to minimize interaction with passing motorhomes and boats etc.
- **Common area and storage lot maintenance** – weekly service continues to be provided by Tizard Elite Landscaping and overseen/supported by the LC.
- **Street Sweeping & Street Light Maintenance.** Street Sweeping & Street Light cleaning are being completed on a quarterly basis (more if needed) and overseen by the LC.
- **Provided support to the Security Committee to identify Refuge perimeter fencing openings** that can allow animals and non-residents to enter. This has been reported back to the board in the Nov POA meeting with a recommendation.

Security & Violations Committee:

The Security Committee meets the last Wed of each month at 5:00 PM, most of the time, at Iron Wolf Golf and Country Club downstairs in the Mulligans' Room. We have 5 committee members and like most committees, we are always looking for new members so others can rotate out. Please contact Amy or any Board member if you're interested in joining a Refuge committee.

Security Committed accomplishments includes successful negotiation of a new one-year contract with Allied Security. In general, services include Refuge gate access assistance at the north gate, daily security patrols, violation reporting and resolution and on street parking permit assistance for oversized vehicles. Contract costs are in line with last year's overall contract costs. In the efficiency category, we convinced Allied to remove the "nonvalue" Heliaus reporting requirement and related charge. To fulfil the reporting requirements, the Committee developed and provided a new simpler report format which is aligned to focus on our expectations. Allied also agreed to install a computer at the north gate guard house and set up an email for the guard so Amy and residents can better communicate with the guard. FYI, the Heliaus report and related fee will cease at the end of December for a cost savings of approx. \$3K/yr.

The Committee is pleased to share a few metrics with you for the month of Nov: 1) Refuge patrols = approx. 72, or three times daily, 2) violations resolved = 3 and 3) gate assistance provided = 2001. The gate assistance number continues to come down but it is way higher than the Committee expected considering recently installed new gate access technology and the ability for residents to manage their own visitors.