

The Villas at the River Homeowner's Association
Annual Report
May 20, 2018

The Board of Directors did a thorough review of the operating budget needs of the Association due to the increase in the cost of various services. It was subsequently determined that the Operating Budget needed to be increased by \$17.00 per month per unit. Beginning in January 2018, each co-owner now contributes \$100 per month to the capital expense fund and \$260 per month to the operating budget for total monthly dues of \$360.00.

The Board completed the Community Guidelines and had them reviewed by our attorney. They are to replace the Community Guidelines in each co-owner's MDBL notebook and are effective immediately.

The Board also reviewed and fine-tuned the window replacement request form, developed a pet registration form, a golf cart registration form and clarified the clubhouse forms and guidelines.

Bookcases were purchased and previously designated office space in the clubhouse is now a library. There is now a jigsaw puzzle corner set up in the great room. The great room is scheduled for re-painting.

Projects completed in 2017 included the re-roofing of Building #2, curb replacements on east Villa Lane and Riverview Lane, asphalt repairs to driveways on East Villa Lane, Riverview Lane and the clubhouse parking lot, replacement of a pond aerator and well pump and motor. All buildings were caulked.

Project bids are under review for the Clubhouse HVAC Replacement.

A new website was designed and brought on line in April.

The Villas at the River experienced major flooding of the riverfront area in February 2018. No buildings were damaged and all co-owners on Riverview Lane were safely evacuated.

We received notification from the Sodus Township Supervisor that TTHM's exceeding US EPA drinking water standards have been discovered in the course of Benton Township's routine sampling and testing of water in its distribution system - which includes Sodus Township and the Villa's at the river. We have been advised that "no action is necessary" at this time as the water we are receiving only slightly exceeds the water quality standard and any health risks are chronic and long-term. We have also been told Benton Township is working closely with the Michigan Department of

Environmental Quality (Water Supply Division) to determine the extent of TTHM's in its distribution system through an ongoing sampling and testing protocol. The most recent sampling was May 2018. The test results will be available in June. We will be following this development closely and will learn more as further testing is completed.

The difficult winter of 2018 has refocused attention on the icing conditions experienced with various buildings throughout the Villas. The Capital Reserve Committee and the Board of Directors will be meeting in the coming weeks to look at possible remedial actions that can be undertaken to reduce these icing problems.

The repaving of East Villa Lane, the purchase/installation of new mailboxes and re-carpeting of the clubhouse have been placed on hold while the icing and insulation issues are assessed and priorities are determined.

The volunteer work from our landscaping, riverfront, tree cutting, clubhouse, AV and audit committees is extraordinary and much appreciated. The emphasis that our property manager (Pam Fetke) and Villas handyman (Mark Carlock) have placed on the trimming, cleaning and repair work around the Villas has greatly enhanced to the overall appearance of our development.

The Board of Directors consists of:

- President Mary Huber
- Vice President Al Ernst
- Secretary Earl Misch
- Treasurer Jean Bloomquist
- Member at Large Julie Crane

Treasurer's report located in financial section of website.

Additional information regarding water issues attached.

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Benton Township Water Supply
TTHM Water Quality Concerns

1. Question: What is the concern regarding Benton Township's water supply quality?

TTHM's exceeding US EPA drinking water standards have been discovered in the course of Benton Township's routine sampling and testing of water in its distribution system - which includes Sodus Township and the Villa's at the river.

2. Question: What are TTHM's?

TTHM stands for "Total Trihalomethanes." TTHM's can be a "by-product" from the disinfection of water with chlorine. The resulting concentration level is dependent upon a number of factors including the level of dissolved organics in the raw water supply and the detention time (age) of the water in the distribution system. Longer times in the distribution system can increase TTHM concentrations.

3. Question: Is the water we receive from Benton Township safe to drink?

The information received from Sodus Township, and indirectly from Benton Township, is exactly as reported in the notice provided all Villa residents last week. There are no restrictions on the use of the water we receive from Benton Township for drinking, cooking, or washing.

To date the level of TTHM's detected in Benton Township distribution system only slightly exceed the water quality standard on 80 parts per billion. The potential health risks posed by TTHM's are considered chronic and long-term in nature meaning exposure over many years is necessary to show increase health risks.

4. Question: What is Benton Township doing to investigate and address the TTHM concern?

We have been told Benton Township is working closely with the Michigan Department of Environmental Quality (Water Supply Division) to determine the extent of TTHM's in its distribution system through an ongoing sampling and testing protocol. The most recent sampling was May 2018. The test results will be available in June.

It should be noted that as of this date Benton Township has not been found out of compliance with the TTHM standard by the MDEQ and has not been required to take any mandated notification action. Any such notification will be dependent upon the results forthcoming this June.

5. Question: Are other communities in Michigan experiencing problems complying with the TTHM drinking water standard?

Yes. We have been told by the MDEQ that a number of communities are currently dealing with this issue.

6. Question: Why is this happening at this time?

It appears there has been a general increase in organic material in the waters of the Great Lakes in the recent years.

7. Question: Is the Benton Harbor and/or St. Joseph experiencing problems with compliance with the TTHM standard?

No. The water treatment processes employed by the Benton Harbor and St. Joseph water plant are more efficient in the removal of dissolved organic material than the process employed by Benton Township.

8. Question: What action should I take as a water user?

We have been advised that "no action is necessary" at this time as the water we are receiving only slightly exceeds the water quality standard and any health risks are chronic and long-term. It is our understanding that "point of use" water filters are available that could be employed to reduce TTHM's in drinking water. We have been advised that such water filters should be specific for TTHM's and Volatile Organics and carry a NSF seal of approval.