

COSTA HERMOSA

New Management

The transition to 5 Star Solution is well underway. It is important to ensure a thorough process. It will take a few months for the full transition to be complete. Luis and Didier are working together to make the handover as smooth as possible. The signing authority changes are still in process with the bank.

Pool Update

There has been an issue with some pool tiles coming loose from the bottom of the pool. The company was contacted and they were quick to come to patch the area. This is a temporary fix until the pool can be drained in the off season and the permanent repairs and assessment can be made. PLEASE DO NOT PEEL TILES OFF. This creates a safety issue.

Parking

Vehicles must be parked in your assigned spot. Vehicles reported in unapproved spaces will have a parking boot attached. The fine will include \$250 US to have the boot removed and an additional fine of \$50 US per day.



Owner's Newsletter

The Board would like to introduce this newsletter as an additional format for sharing updates and information with our Costa Hermosa community. This will **not** replace the official format for summarizing the work of the Board. Owners should continue to review the minutes from the Board meetings on a regular basis. You are invited to visit our website at costahermosaresidences.com and sign up for access to the special site for Costa Hermosa owners. There you will get to know your community and find helpful information including news, bylaws, rules, as well as minutes of the General Assembly and the Board of Directors.

HOA

In order for our new management company to deliver on our expectations, and keep Costa Hermosa beautiful, we need everyone to pay their HOA and any outstanding assessment fees. Continue to make your payments to the Costa Hermosa bank account throughout the management company transition.



Contact Info

THE BOARD

Can be reached via email at
board.costahermosa@gmail.com

5 STAR SOLUTION

For maintenance and safety
 issues (Owners only) email
costahermosa.5star@gmail.com
 or call Luis J Sanchez
 829-717-1470

SECURITY

There is a new Security company
 as of March 1, 2025. They can be
 reached directly via WhatsApp at
 829-341-3320

WHATSAPP GROUP

There is a WhatsApp group for
 the community called Costa
 Hermosa Communication.
 Contact Administrators Sebastian
 Lamoureux 1 (514) 213-1212 or
 Paul Flewwelling 1 (647)
 821-4776 to join the
 conversation.

In follow up to the General Assembly, it was agreed upon and approved, that action is required for owners who fall delinquent on payments. The outstanding payments hinder our ability to move forward on desired projects and ongoing maintenance. Owners who do not make their payments will be subject to potential legal action, service interruptions and/or restrictions on tenant occupancy (*Please refer to the Board minutes for further information*). We want to reassure all owners that a detailed reconciliation of accounts is being undertaken as part of the property management transition.

Be a Good Neighbour

It is encouraging to see that owners want to make upgrades or repairs to their units. These investments support the ongoing value and enhancement of our property. However, please remember that modifications, construction and upgrades to your unit **MUST** be pre-approved in writing by the Board of Directors. Changes may also not be made in areas visible to common areas or the gardens without Board approval. Care must be taken not to negatively impact on others during these projects. No rubbish or debris of any kind should be left on common grounds. Please remove (or have your workers remove) all garbage, packaging, debris and discarded items. We have had recent issues with a large piece of glass, an old air conditioning unit and boxes left between buildings. We also had paint sprayed onto the storage lockers in the garage area.

What is that Noise?

Please be mindful that we are in a multi-story residential community. Many residents have heard noise due to furniture being moved either inside the unit or on the balcony. Sound can travel through the building to other units in unusual ways. Please ensure your furniture is equipped with felt pads or use area rugs and take care when moving dining room chairs and other furniture.

Your neighbours will appreciate this!