

Montalcino Estates HOA

FALL NEWSLETTER 2025

Completed Projects

Residents can now enjoy smoother operations and better lighting around the neighborhood

- New LiftMaster gate installed
- Streetlight issues under HOA responsibility resolved as of October 7th
- Street signs realigned and hail-damaged globes replaced
- Equestrian trail cleared on September 2nd
- Guard shack received fresh paint, maintenance, and A/C updates

Looking Ahead: 2026 Projects

Next year's priorities focus on enhancing amenities and community safety:

- Front entrance fence replacement
- Donnoli gate motor replacement
- Pickball netting and basketball court padding upgrades
- Addition of new Matrix Climbmill equipment in the fitness area
- Amenity storage closet lock installation for security

Projects in Progress

The HOA is actively addressing ongoing improvements

- Pond drainage and erosion repairs along Donnoli Dr.
- Tennis/Pickleball court crack (warranty review pending)
- Roof and shingle insurance discussions for the Amenity Center
- Tree removal quotes underway for two dead trees near the entrance and along conservation areas

Community Reminders

Please keep in mind:

- Trash cans should not be placed out more than 12 hours before pickup and must be brought in day-of pickup
- Always ensure Amenity Center doors are closed after use
- Street parking is dangerous - please use driveways or designated areas
- Landscape teams have been asked to use the amenity center parking lot during service days

Developer & Infrastructure Updates

- Roundabout demolition to begin soon; landscaping and irrigation will be temporarily removed.
- Phase 3 development expected to wrap up by year-end
- Bridge near 5713 Donnoli Dr. under review from crumbling concerns.
- Street replacements underway, including correction of the misspelled Alberro sign.

Community Engagement

- Regular amenity reservations include Mahjong and Bunco gatherings
- A community calendar will soon be available on the HOA website for easier tracking events and reservations
- Montalcino Pumpkin Patch Event: Sunday, October 26th at 6:30pm

Please RSVP by Wednesday, October 22nd

<https://evite.me/w161UawGwx>

Immediate Next Steps

Caspar Sullivan will meet with the community to review the 2026 Proposed Budget before Board approval. The draft budget will be posted online and shared via email for homeowner review and feedback.

Thank you for your continued involvement and pride in Montalcino Estates – where community, quality, and connection come together

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