

## **2023 State of the IBK Nation Trustee Letter**

*“We all have our time machines. Some take us back, they’re called memories. Some take us forward, they’re called dreams.” Jeremy Irons*

The holidays are a time for family and friends to join together to celebrate the passing of another year. I am so grateful for this time at Innsbrook with my own family and friends, and hope that you all end 2023 with many blessings and joyful memories.

This past year at Innsbrook has been full of both happiness and challenges. The Innsbrook team rallies through challenges to embrace positive changes and help the community be what we dream it should be. Here are a few updates about the goings on over the last year and some expectations for the coming year and into the future..

### **Recreation & Activities**

This year was exciting and busy in many ways, we had stellar bands in our Summer Breeze lineup, with many sold out events. Our camps were a hit with both kids and adults, and of course, our Charrette Creek Commons pool, with Sugarfire BBQ at the Summerhaus are always a hit with the community. In addition, the new Tyrolean Oasis pool provided an extra area to cool down and relax.

We are in preparation for an even more exciting year ahead, including a new event, a “Plunge for the Love of Paws”, which will be held at Innsbrook in February to help raise funds for Wags & Whiskers.

Dr. Zhivegas will be back at the main stage for the June 1<sup>st</sup> Summer Breeze concert. In addition, we have 15 exciting new and returning bands lined up for a full variety of sounds and voices. Sugarfire will return to serve at the Summerhaus again in 2024.

In the coming year, we will build a new pavilion next to the playground for use by Camp Innsbrook and other activities. More on this new addition to come!

### **Property Management & Maintenance Team**

Our team grew this year! Two new employees were added to the maintenance team to keep Innsbrook on the upkeep. We are improving our aging equipment, and are proactively working on the lakes with dredging and algae management.

Our staff will be updating the swim and boat docks, along with signage and storage at the beaches. We have several large bridge projects on the horizon, speed bump upgrades, and general road maintenance. Our maintenance team is here to assist and welcomes your input and feedback with the goal of improving our community. If you see anything that should be reported for repair in the Common areas, please contact [Harry Harisberger](#), the new Community Manager.

### **Horticulture and Landscape**

There is no better way to say “welcome to Innsbrook” than with aesthetically-pleasing entrances and flowers throughout the community. Our Horticulture team will be updating the West and Konstanz entry landscaping with new plantings, and the “Welcome Friends” bronze statue will be installed back in its previous location.

You will also see additional perennial plantings at the Commons and screen plantings along the pickle ball courts. Our dedicated team will continue to maintain the multipurpose trails for year-round use, and brighten the view with seasonal annual displays.

### **Community & Home Security**

Over the last year, our security team has improved technology at our main entrances by adding video cameras and audio intercoms. A new PIN code system allows owners to give community access to guests and contractors. Our speed monitoring project has helped reduce speeding in our community; over 150 traffic stops have been conducted with verbal warnings and reminders to those on the road of our unique speed limits (23 mph on paved, 17.5 mph on gravel). We appreciate everyone’s efforts to keep their neighbors and themselves safe on our roads.

Over the next year, we will continue providing a safe and secure place for owners, vacationers, and guests to enjoy. Our dedicated security staff of 15 employees is trained to assist in emergencies and are always willing to help.

### **Hospitality & Special Dining Events**

Each year we offer multiple opportunities to gather with friends over a wonderful meal prepared by Innsbrook’s culinary staff. Whether it’s the Grand Thanksgiving Buffet or New Year’s Eve events (both

sellouts), or special tastings at the new speakeasy at the Clubhouse, we are eager to serve you throughout the year.

Coming up we have our New Year's Eve event at the Aspen Center. The theme is "Nashville Nights" - so grab your favorite pair of boots and get ready to dance the night away! RSVP [here](#) online before it sells out!

The Clubhouse will remain open throughout the season, however we will be working on a reduced schedule with a limited menu as we seek to find just the right operating hours and menu to suit our customers over the slow season. Be sure to check our hours and current menus on the website. A short closure in January may occur so that we can perform deep cleaning and any equipment repairs needed. The speakeasy will also be open on select nights, so treat yourself to an artisan cocktail in the intimate setting.

### **Assessment Time**

Your annual homeowner association dues statement will be coming to you this week from DNI. Please follow the instructions on the statement to pay the dues on or before 12/31/23 to avoid any late fees. If you have any questions about statements, please review the Property Owner section of our website at [www.innsbrook-resort.com](http://www.innsbrook-resort.com). Details on last year's spend and budget for 2024 will be posted there.

If you haven't received your statement from DNI in the next two weeks, please reach out to them at CONTACT INFO HERE.

If you have moved or changed your contact information, please let the Innsbrook Owners Association know by emailing them at [information@innsbrook-resort.com](mailto:information@innsbrook-resort.com) or calling ext. 9180.

### **Short-Term Rental Permits**

For those homeowners that use their home as a short-term rental, please be sure to submit your registration with the Innsbrook Homeowners' Association and pay the annual permit fee of \$275. Failure to register shall result in fines and/or loss of rental privileges. Effective March 1, 2024 an outdoor noise monitoring device will be required at all rental properties to better enforce our posted quiet hours. If you have questions, please contact Carolyn Eden, our rental administrator at the real estate office at [rental.admin@innsbrook-resort.com](mailto:rental.admin@innsbrook-resort.com) or call ext. 9199.

### **Thirteenth Amendment to the Declaration of Trust and Restrictions**

After years of contemplation and listening to resident feedback, Innsbrook Owners Association Trustees recently made an amendment to the Declaration of Trust and Restrictions for the community. This 13th amendment applies to gas and diesel powered UTVs. The new rule is as follows:

*"No Owner shall operate or maintain, or allow the operation or maintenance of Gas or Diesel Operated Utility Terrain Vehicles (hereinafter non-conforming vehicles) on any Residential Site or Common Ground after a period of five (5) years from January 1, 2029.*

*Effective April 1, 2024 no previously unregistered gas or diesel powered Utility vehicles may be allowed to register within the Development.*

*Non-conforming vehicles registered with the Owners Association shall be deemed authorized until January 1, 2029 and thereafter shall be subject to the penalties set forth in Section 4.22 (b) (1)."*

This means that all owners with gas or diesel powered UTVs must register with Innsbrook (if not already registered) for a recreational vehicle permit/sticker prior to April 1, 2024. Gas or diesel powered UTVs that are registered before April 1, 2024, will be allowed onsite through the grace period ending January 1, 2029. No gas or diesel powered UTVs will be allowed on residential lots or common ground after April 1, 2024 (unless previously registered before that date). Previously registered UTVs will be allowed to remain on site through 2029.

After this time, no gas or diesel powered UTVs will be allowed anywhere in Innsbrook Resort. Violators will be subject to fines for operating or maintaining UTVs at Innsbrook.

Questions about this new rule? Please contact [information@innsbrook-resort.com](mailto:information@innsbrook-resort.com) or call 636-928-3366 ext. 9180. The full text of the 13<sup>th</sup> Amendment to the Declaration of Trust and Restrictions can be found online here: <https://www.innsbrook-resort.com/property-owners/rules-and-regulations/>.

### **End-of-Year Reminders: Survey, Phone Directory, Common Areas, Activities**

At the end of each year we offer an opportunity for home owners to share their feedback about their experiences at Innsbrook. Our [annual survey](#) is vital for making positive changes to the community – and you are incredibly important to this process. We aren't always able to be everywhere and see everything across the 7500 acres of Innsbrook, so please let us know where what we can do to improve the community as well as recognize the things you like and appreciate so we can continue doing the things that work and change things that don't.

The annual survey takes 20 minutes or less to take, [take it here](#) through the end of the year.

**Phone Directory:** We are collecting information for the Property Owner Phone Directory now. This phone directory is opt-in ONLY. All homeowners that want to appear in the phone directory must

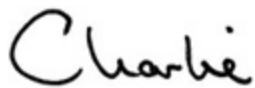
submit their information [here](#). Previous entries will not carry over. Phone books will be available for homeowners ONLY. Copies will be available for pickup at Charrette Creek Commons in early spring.

**Boat Removal from Common Marinas/Common Ground:** Reminder that all boats that are currently on COMMON GROUND or in Marinas must be moved off the water by November 30. If you need assistance with this for your watercraft, the Property Maintenance team can remove and store your boat(s) for a fee. [Contact Harry Harisberger](#) with questions about this process.

**Next year's events now online:** Want to see what events are coming up for 2024? Visit our [event calendar online](#) or on Facebook. Registration for summer activities and camps begin on March 1, 2024.

Thanks for another stellar year at Innsbrook! We look forward to serving you, your families and guests in 2024.

Happy Holidays,



Charlie Boyce, Trustee



Warren Wobbe, Trustee



Dan Miesner, Trustee