

Dear Homeowners,

We hope this message finds you well. Below are a few updates and informational items for the Community.

As part of our ongoing efforts to keep you informed, we want to notify you about an important upcoming change to the zoning of our community. The local planning authority has decided to switch the zoning for our area to medium-density residential.

What this means for our community:

- **Housing types:** This change allows for the potential development of townhomes, duplexes, and smaller multi-family units, in addition to single-family homes.
- **Growth impact:** Medium-density zoning is intended to accommodate moderate growth while maintaining the residential character of our neighborhood.
- **Infrastructure and services:** The shift may lead to improvements in local infrastructure, public amenities, and services to support this level of development.

As you can see from the above, this change just further aligns us with the community plan, please see the current zoning map on the changes that will be made.

We understand that changes in zoning can raise questions and concerns, so we encourage you to reach out if you have any feedback or inquiries. We are working closely with local officials to ensure that this transition aligns with the best interests of our community.

Blossom Hill HOA will hold its Community Fall Yard Sale on **Friday, October 11th, and Saturday, October 12th**. As a reminder, please expect increased traffic and parking in the community during this time, so be cautious and mindful of traffic signs, speed limits, and pedestrians. If you wish to place signs out, ensure they are removed no later than Sunday, October 13th.

A field Survey for sanitary sewer as-builts will be conducted on **Monday, September 16th through Friday, September 20th**. They will lift manhole lids to locate inverted elevations and in yards to locate cleanout and vent locations.

The Executive Board has updated the Solar Panel Guidelines. Please see the document attached to this email.

A Reserve Study update was recently completed. The report can be viewed through your homeowner portal, Cinc WebAxis (ppg.cincwebaxis.com), under Documents. The report outlines the Common Elements the HOA is responsible for and where the current reserve account funding stands. This report will be reviewed extensively by the Executive Board to determine future reserve funding assessments.

Please contact our office with any questions or concerns you may have with the above information at 814-308-9602 or info@rentppg.com.