LIVING BETTER ALLIANCE

NEWSLETTER

December 2025 Issue 1 *Vol.1*



WELCOME!

We're excited to launch the **Living Better Alliance** Newsletter- your monthly update on projects, progress, and upcoming initiatives across our community. Our mission is simple: *educate, advocate, connect,* and prepare for the eventual transition of HOA responsibility from TOA to homeowner.

Membership is free and open to all homeowners and anyone who has signed a purchase or construction contract with TOA.

This monthly newsletter is designed to inform you about the alliance's activities and plans as we move forward. As a new organization, we're constantly learning, evolving, and growing; and this will be one way to keep you, our members and neighbors, informed about our plans and progress. The format may change rapidly as we use this to communicate a wide range of information and ideas. Still, the intent will stay the same, transparent communication, homeowners support on issues and concerns, and consistent collaboration with our neighbors.

The board meets on Monday evening from 6:30pm to 7:30pm in the clubhouse game room. Our next meeting is January 5th 2026.

Meetings are open to everyone. Agendas and minutes will be available on TownSq once it is live in January.

QUICK UPDATES

Kickoff Meeting Recap

We had a fantastic turnout and meaningful discussions around our missions, goals, and the exciting journey ahead. Core committees were introduced along with an overview of our strategic priorities.

Virtual meeting with TOA Greenpond from Bethlem PA

Greenpond shared valuable lessons learned that will inform us of our approach in the future. Key points were management strategies and decision, reserve fund issues and solutions, and community involvement.

Membership

80% of households in our community are members.

PRESIDENT'S CORNER

Living Better Alliance was formed to support homeowners in matters related to completion of common areas in accordance with approved plans, proper turnover and acceptance of those areas by the HOA, and the orderly transition of HOA control from the builder to the homeowners.

The Alliance also supports transparent communication and fair, consistent HOA processes, including architectural review and rule enforcement.

The Alliance does not manage or replace the social life of Traditions of America at Chesterfield. Clubs, activities, events and neighbor to neighbor connections remain within the existing community structure where they belong.

At our core, and first always - we are TOA Chesterfield homeowners: neighbors in a 55+ community committed to supporting one another, protecting property values, and ensuring that the promises, plans, and rules that define our community are honored. *Cindy Smith*





📢 **Communication Committee** co-chairs Trisha Torrey and Richie Cumbea
Introducing TownSq: Our New Communication Platform-We are excited to share that Living Better Alliance (LBA) has invested in TownSq, a powerful HOA software and community management platform designed to bring all aspects of LBA together in one place.

TownSq is both web-based and mobile (App), making it easy to access from anywhere. It integrates professional services that will simplify community management for homeowners, committee chairs, and the board.

Once fully set up and training is provided, TownSq will serve as our central hub for:

1. Resident listings and information
2. Groups, Board, and Committees
3. Announcements and events
4. Resource library with templates and lessons learned
5. Meeting notes to keep residents informed
6. Survey tools and other helpful features

📅 Rollout Timeline: We anticipate a gradual launch beginning January 2026. Training sessions will be available to all board members, committee chairs, and community members to ensure everyone can take full advantage of the platform.

Community Programs Committee - Organizational Refinements
As a growing organization, we are refining our approach. The program committee and co-chairs Elisa Beckham and Barbara Floyd, are reviewing the committee framework and will adjust objectives for the Welcome, Social, Beautification, and Fundraising subcommittees to ensure these efforts effectively serve the community. Committee members have been informed of this brief pause and will reconvene in early January to discuss the next steps.

Elisa has been collaborating with Chesterfield County stormwater officials to address unresolved drainage issues in Section 1 and is gathering planning guidance for Sections 2 and 3. Additionally, she is preparing a list of vendor resources to assist homeowners in improving lot drainage where necessary.

Finance Committee Update
The Finance Committee, co-chaired by Ralph Ehrenpries and Bruce Adams, has completed an initial review of the HOA budget, comparing it with available contracts (landscaping, pool, cleaning, etc.). They plan to meet with FSR in the New Year to clarify details and resolve discrepancies. They have identified key reserve fund items, such as the clubhouse, pool, hot tub, and pickleball courts, and will begin estimating future replacement costs to establish a baseline for comparison with TOA's figures. A draft 2026 budget will be available soon for your review.

The **Transition Committee**, chaired by Roger Myers, had been meeting with the TOA community program manager Chris Miller to address community issues. Since Chris departure, TOA has paused these meeting. We remain hopeful they will reengage. In the meantime, the committee has met with an FSR representative to keep communication channels open.

How Our Activities Are Funded

Many neighbors are surprised to learn that monthly dues don't cover clubhouse operations or social activities. All our events — like yoga, craft workshops, and holiday gatherings — are self-funded, which is why some activities include a small participation fee.

Our Lifestyle Director, Kim Priddy, creates fun, welcoming experiences for everyone. She doesn't receive a budget from the HOA or TOA, but she works hard to find no-cost options when possible and to keep fees low when needed. TOA usually funds items that support their sales and marketing efforts, such as replacing worn pool furniture. Other community-use items fall to us as neighbors.

Most of our fundraising goes directly toward supporting the clubhouse and our social programs. When the HOA transitions to homeowner control, we'll be able to decide *together* whether a portion of our dues should help support these activities.



💰 Fundraising Snapshot

Thanks to our community, the corn hole tournament raised $340 and donations now total $1,740.00

- Current Balance: $1,740
- Goal: $6,225.46 (needed through Dec 2026; includes planned 2026 budget and 2025 start-up costs)
- Next Fundraising Event: TBD

Every contribution brings us closer to living better—*together*.

To donate, you can give a check to a Board Member, mail it to PO Box 1073, Chesterfield VA 23832, or use Zelle at trosenberger@livingbetteralliance.org.

Living Better Alliance (LBA) Board of Directors

President: Cindy Smith
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Community Programs Committee Co-Sponsor
Vice President: Rose Smith
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Community Programs Committee Co-Sponsor
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Communications Committee Sponsor
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CONSTRUCTION AND WARRANTY

Just a reminder that any construction related concerns or home warranty issues should be handled directly with TOA, Evan, Amanda, and your builder. While we'll be adding "Lessons Learned" and "FAQs" on TownSq along with a space for LBA members to share experiences and advice, construction and warranty matters are ultimately govern by the contract between the homeowner and TOA.



COMMUNITY RULES REMINDER

Our community rules help keep our neighborhood safe and enjoyable for everyone. Key documents – HOA bylaws, and Community rules are available on Facebook, the First Service Residential portal, and soon on TownSq.

Current rules remain in effect until formally changed through the HOA voting proces.

Starting in January, an HOA management representative will be on-site two days a week for questions and consistent enforcement.

When homeowners assume full control of the HOA, we'll have the chance to review and update rules together. Until then, let's respect the guidelines in place — they're essential for a harmonious, well-managed community.

