LIVING BETTER ALLIANCE

NEWSLETTER
FALL 2026





Welcome!

Hello Neighbors,

As the leaves begin to change and we embrace the warmth and beauty of fall, warm greetings from the Living Better Alliance. Our community continues to grow, connect, and strengthen through shared efforts, volunteerism, and thoughtful collaboration.

From crisp morning walks to cozy evening gatherings, your involvement keeps our neighborhood vibrant, welcoming, and truly special.

Thank you for helping make our community such a wonderful place to call home.

Town Square — Our Official Community Source

Town Square is the official source for current announcements, schedules, documents, finances, forms, registration, policies, meeting materials, HOA requests, and updates.

What is Town Square for?

- Communicating with one another
- Sharing LBA updates and documents
- Building the foundation for future self-governance.

As we move closer to homeowner control, we want all residents to become familiar with the tools we will eventually use to manage our community.

Note: Town Square does not replace the current HOA. TOA (the builder) still manages the HOA until turnover.

98
homes closed as of September 10

41
more homes sold and/or under construction

95
unsold lots

Hot Topics



OCT 1

International Coffee Day @ 10:00

OCT 16 — Oktoberfest @ 6:00
Oktoberfest beers & appetizers (sausage, kraut, pretzels)



OCT 31 — Halloween Party
Potluck and BYOB; a DJ; $15 per Person

NOV 13 — Friendsgiving @ 6:00
Italian theme



DEC 11 — Christmas Party @ 6:00

FINANCIAL UPDATES

Donation Drive — support the General Fund for our Alliance. These funds help us keep everyone informed.

Ways to donate: Check to any LBA Board Member

$1,038
Donation Drive goal

Zelle
trosenberger@livingbetteralliance.org



Volunteers Needed

Help Support the Community Reserves Study

We are seeking volunteers to help Bruce Adams, HOA Transition Advisory Committee Chair, with the Community Reserves Study. Volunteers will assist in identifying replacement costs assessments for community assets such as the clubhouse, pool furniture, artwork, dog park, pickleball courts, fencing, and siding. No experience is required - just a willingness to help.

Visit Town Square for current details, contacts, or HOA requests.

LBA Volunteers Needed!

Neighbors, we need your help building our community and protecting our "Living Better" lifestyle and our property values - and there's a committee for just about every interest!

COMMITTEE OPPORTUNITIES

Social Committee
events, plus our Welcome and Bereavement subcommittees

Communications Committee
writers, and organizers

Beautification Committee
landscaping, planting days, and common-area sprucing up

Transition Committee
research and detective work as we prepare for homeowner control

Finance Committee
for the numbers-minded (forensic accounting experience especially welcome)

Welcome & Bereavement Committee
supporting neighbors through life's moments

Reach out to the LBA Board to learn more or to be added to our volunteers list via email or TownSq.

WE NEED YOU!

JOIN OUR TEAM OF NEIGHBORS



OUR AMENITIES. OUR COMMUNITY. OUR RESPONSIBILITY.

Our amenities are an investment in our community—and they stay beautiful and functional with everyone's help. A little time from you makes a big difference for all of us!

CHOOSE AN AMENITY. TAKE OWNERSHIP. MAKE AN IMPACT.

We're looking for neighbors to take ownership of specific amenity items by overseeing their storage and helping ensure they're protected through the seasons.

AMENITIES TO OVERSEE

PICKLEBALL & TENNIS NETS
Help ensure nets are taken down and stored properly during season changes and storms.

UMBRELLAS
Help ensure umbrellas are closed, stored safely, and protected from weather.

CUSHIONS
Help ensure cushions are stored safely to prevent damage from moisture, mold, and weather.

OUTDOOR GAMES
Help ensure games are collected and stored so they're ready for the next season of fun.

HOW IT WORKS

01 CHOOSE
an amenity you're passionate about.

02 OVERSEE
storage of the item during season changes and inclement weather (snow, rain, storms).

03 HELP PROTECT
our community's investment and ensure items are ready to enjoy when the season returns.

04 BE A LEADER
and make a visible difference in our community!

INTERESTED? Talk with one of the LBA Board Members to get involved!

EVERY HOUR COUNTS. VOLUNTEER TODAY!

TOGETHER, WE KEEP OUR COMMUNITY STRONG!

GOOD NEIGHBORS. STRONG COMMUNITY. BETTER TOGETHER.

Marketing Evidence Collection

Help document promised community features.

We are gathering marketing materials, emails, brochures, and homebuying documentation that referenced: features that influenced your decision to purchase a home here that have not been delivered, such as a fountain in the retention ponds, common area improvements, accessible hot tub, year-round walking path, etc.

This evidence will support ongoing discussions with the HOA and builder regarding items that were marketed but not yet implemented.

Email materials to the LBA Board.



Promised amenities and community enhancements

Structural features and builder commitments

LBA BOARD

ROLE	NAME	EMAIL	PHONE
President	**Matt Branigan**	matthew@livingbetteralliance.org	703-283-4639
Vice President	**Ron Sutton**	rsutton@livingbetteralliance.org	804-536-4380
Treasurer	**Todd Rosenberger**	trosenberger@livingbetteralliance.org	443-900-2787
Secretary	**Craig Barr**	cbarr@livingbetteralliance.org	540-454-2624
Member-at-Large	**Jennifer Hoffman**	jhoffman@livingbetteralliance.org	941-545-4194
Member-at-Large	**Greg Cole**	gcole@livingbetteralliance.org	434-547-9829

COMMITTEE CHAIRS

Social Committee	Chris Day
Communications Committee	Matt Branigan
Beautification Committee	Carol Timpano
Transition Committee	Matt Branigan / Todd Rosenberger (Co-Chairs)
Finance Committee	Ralph Ehrenpreis
Welcome & Bereavement Committee	Floree Kelly
Town Square Contact	Trisha Torrey



Games

Clubs and activities meeting in our community this season.

Leads and schedules are listed below exactly as supplied. Visit Town Square for current details.

ACTIVITY	LEAD	SCHEDULE
Bingo	1 - Sue Stephens 2 - TBD	3rd Friday each month at 6 pm
Book Club	Diane Lesko	2nd Thursday at 7 pm in front of fireplace
Bunco #1	Alison Rosenberger Cindy Smith	This group is full. 1st Tuesday of each month
Bunco #2	Kim Priddy	Date and Time TBD - need lead
Carbles	Butch Kritsberg	2nd & 4th Thursday at 6 pm (2nd Thursday in card room due to book club meeting)
Hand & Foot	Ralph Ehrenpreis	1st and 3rd Saturday at 2 pm
Mahjong	Angie Mattia	Every Monday at 12:45 pm
Mexican Train	Richie Cumbea	2nd and 4th Tuesday from 2:30 pm - 4:30 pm
NLH Poker	Joe Zalis	2nd and 4th Tuesday at 6 pm
Phase 10	Deb Marcum	3rd Tuesday at 6 pm
Poker	Todd Rosenberger	1st and 3rd Thursday from 6:00 pm - 8:30 pm
Spades	Elisa Beckham	2nd Monday at 6 pm

Good neighbors. Strong community. Better together.