



November 30, 2020

Dear Innsbrook Homeowner,

Definition of “20/20 hindsight”: the full knowledge and complete understanding that one has about an event only after it has happened (Merriam-Webster Dictionary).

There is still so much hindsight to process about 2020 and we still have another 31 more days! It can be trying to balance the blessings we have versus the year we’ve endured, but thankfully many of us can see and focus on all the good surrounding us. As we have oft heard this year, there has never been a better time in our 49 year history to be at Innsbrook. It has been a wonderful retreat from the ails of the year with more families experiencing our community like never before.

The real estate division was very busy with the onset of COVID. We experienced a tremendous increase in owner occupancy coupled with vacationers choosing Innsbrook rather than traveling. The increase in usage sparked the interest of vacationers to become owners, and recreational owners to consider primary residences. We experienced a tremendous amount of interest in new construction as well as bidding frenzies on resale properties driving prices to new highs!

We recently opened a new plat for chalet construction off of Alpine Lake Drive offering eight wooded sites. We will be introducing an additional nine chalet locations situated between the Alpine dam and the historic Log Cabin at the end of December. We are currently in the process of establishing locations for our new “Treehouse” design with the start of construction as soon as we receive the prints (which are in the final stage of engineering).

The real estate division relocated to the Aspen Center occupying the west wing of the complex. This move offers our customers and current residents a much better overall experience as well as puts us in front of a number of conference groups and wedding parties.

We installed a beautiful entrance into the Tyrol area that includes a dry creek, water feature, and enormous stone monument to set the tone for the next chapter of Innsbrook. Now that we have completed the lake construction in that area, and no longer have the need to transport material from a borrow area, we can get serious on other amenities and improvements to the Tyrolean region, as developing additional properties along the way.

Once again, our crews did an outstanding job of maintaining the miles of roads and trails, acres of lakes, beaches, landscape beds and facilities. We stress to our crews that to progress is to improve and anything less is moving backwards. To that order, our development and its grounds have never looked better. Also, sending us a note and/or a picture showing where an item or issue may need more attention is always welcomed and appreciated.

Our budget for fiscal 2019-20 was fairly routine, with a few exceptions for projects that were delayed due to COVID-19. Please refer to the footnotes for further details. For those not into the details, for fiscal 2020-21, your assessment has increased by \$120 (or a total of \$140, if on our sewer system).

One major improvement that has been rescheduled for 2021 will be the replacement of the older, slower swing gates at each entrance and exit. This will speed up ingress and egress, while providing greater security while reducing tailgating. There are no increases for the Security Department fee, but Security Systems increased \$20.

Water is increasing \$55 due to increased operating costs but is still a bargain when compared to City and County rates.

In our Activities department, we have boosted our Fireworks budget for 2021 and our 50th Anniversary. We now have Summer Breeze concerts scheduled every weekend from Memorial Day to Labor Day. The activities fee has increased \$50.

There are no fee increases for our Maintenance and the Reserve fees. Sewer fees are increasing \$20 due to increased operating expenses. The Facilities Capital Fund has been reduced \$5 due to lower interest rates.

Winter weather is around the corner and we've already equipped our trucks with snow plows. We will also be transitioning over the next 2-3 years away from spreading coal cinders on our roads to a liquid brine mix of salt and beet juice. You have probably noticed this application in your neighborhoods as many municipalities have also transitioned. The sugar beet makes a big difference when battling wintry road conditions and is far more effective at lower temperatures for icy and snow packed roads.

We will continue to manage these funds prudently while ensuring great care for our development.

We would like to highlight a few points that our Security Department asked us to include:

- In case of an emergency, always dial 9-1-1 from either your cell phone or land-line.
- For everyone's safety, dogs must be on a leash at all times.
- Surveillance cameras are recording at the trash and recycling depots. Signage clearly lists permissible and prohibited items. Fines for violations will be assessed.
- If you need help, please call security immediately instead of waiting. It is far more effective to address an issue at the time of occurrence versus after the fact.
- No personal fireworks are allowed. Ever.
- Innsbrook is a drone-free zone.
- Only those with a valid driver's licenses are allowed to operate vehicles, including golf carts and UTVs, in Innsbrook.
- No tailgating through entrances.
- Relax, please drive the posted speed limits.

Most importantly, please be respectful of your neighbors. We all like to have fun, but the most valuable resource we have is the ability to enjoy the beautiful sights and sounds of nature around us.

Thank you to all those who provide us feedback through our year-end survey. Although it is not possible for us to answer every question and comment (we get thousands!), our team studies all of them and the results directly impact our future planning and programming.

The Innsbrook Institute plans to return in 2021 with a different format. At present, our Artistic Director David Halen (who is also the Concertmaster for the St Louis Symphony Orchestra) is coordinating our move to a weekend of outdoor concerts at Charrette Creek Commons during September 10-12, 2021. Stay tuned for more details!

We again had an amazing year of voluntarism – a key component of what makes the Innsbrook community a

truly unique place. If you haven't been to the Log Cabin site recently, I encourage you to go see the amazing progress the Innsbrook Historical Society has made on moving and restoring the Upper Charrette Schoolhouse on the grounds. What a truly special labor of love!

Other organizations and clubs that each play important roles include the Innsbrook Fishing Club, Garden Club, Patriot Packages, IBK Nature Group, the CCAC for a new animal shelter within the Village of Innsbrook, and the Open Book Library. In addition, we see members of our community volunteering on local school and fire department boards, churches and shelters. Our monthly food drives have provided an estimated 8,500 meals for our local families facing food insecurities. Thank you to everyone who gives of their time, treasure and talent to make our community better!

Please show your Innsbrook pride or memorialize a loved one! Custom commemorative bricks, trees, benches and tables for Charrette Creek Commons are still available. If you haven't yet ordered one, please check the link on our website or call the Commons at extension 9180 and order one today!

A few projects us Trustees are still working on this winter are rental property rules, regulations and enforcement, and updating our indentures with coming restrictions on "side by side" vehicles. Sorry to the folks that have them, but the complaints about them are as loud as the vehicles themselves. More information on this coming soon as well.

As we close out our 49th year, we are honored and appreciative to remain a part of the ongoing Innsbrook legacy, we look forward to the 50th ... our best season yet!

As always, your comments, criticisms and feedback are always welcome.



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