



November 30, 2021

Dear Innsbrook Property Owner,

Innsbrook 1971-2021: For the few of us fortunate to be part of all 50 years, it has been a remarkable experience during this anniversary year. It was wonderful to celebrate the seasons with so many families that have been a part of our communities for generations. To know that we have made it through so many good times (and even the rough patches) to see what has been created, born of a simple idea. *Pieds-à-terre* that were close to home, yet distant enough to feel the rejuvenating properties, both mental and physical, in and amongst the beautiful forests of Innsbrook, Missouri. Started by the first generation of Boyces and Wobbes, aided by many hard working folks with a shared vision to provide for, literally and eventually, thousands upon thousands of families and friends.

We've enjoyed this journey with so many and welcome those who are new. It is with this spirit that we continue to curate the lands, lakes, roads, amenities and activities that we share and love.

REAL ESTATE & DEVELOPMENT

The real estate industry continues to thrive with record-setting resale prices. The demand for existing properties continues to grow, creating quick closings and removal of contingencies, making for happy buyers and sellers. Occupancy of properties has been at a higher percentage than previous years and owners are spending more time at their Innsbrook homes.

We recently started construction of our first new building concept, "Treehouses of Talblick." We will be offering one, two, and three bedroom units perched on the hillsides overlooking Tyrol Valley situated amongst towering oak trees and creek below. Just a short walk to nature trails meandering through the valley floor along Charrette Creek will be some of the most picturesque views in the development.

The first of these Treehouses to be built will be used as a respite home for breast cancer patients through Faith Through Fire, a local organization whose mission is to reduce the fear and anxiety that cancer patients feel and replace those feelings with hope and a path toward thriving. We are honored to build a home of hope and be a place of rest and healing for patients undergoing treatment.

In addition to the new Treehouse concept, we will be offering new chalet sites in 2022 on a lake presently under construction. Located just a short walk from the chalet sites will be construction of a new pool located just on the west side of Lake Tyrol slated for completion spring of 2023, possibly sooner.

"Come home to the forest, where time goes slow and the breath is mellow. Where thoughts find rest, and calm comes to nest. Come home to the woods. To be friends with trees and listen to the breeze. To wander through trails, and mend your sails. Come home to nature. When your heart is hurting and your soul needs healing, When something feels wrong, or you just need a place to belong.

*The forest awaits.
Come Home. Be Healed."*

Healingforest.org

PROPERTY MANAGEMENT

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.

FINANCES

Our budget for fiscal 2020-21 was fairly routine, with a few exceptions (again) for projects that were delayed due to COVID-19, supply chains, weather, etc.... Please refer to the footnotes for further details.

For those not into the details, for fiscal 2021-22, your assessment has increased by \$32/yr (or a total of \$49, if on our sewer system). There are no fee increases for our Maintenance, Activities and Reserve fees. The Security Department fee is up \$6/yr, and the Security Systems increased \$12/yr. Sewer fees are increasing \$17/yr and Water is increasing \$36/yr due to increased operating costs. The Facilities Capital Fund has been reduced \$22/yr due to lower interest rates.

A couple of the larger projects that are still in the queue are the eventual replacement of the older, slower swing gates at each entrance and exit. This will speed up ingress and egress, while providing greater security and reduce tailgating. In 2022, you will also see more attention paid to speeding with radar-equipped speed limit signs with data collection and increased patrol, also equipped with radar guns. We want to get you through the gates faster, then immediately slow you down! Let's keep our roads safe! We will also begin upgrading our security monitoring system to allow for greater security enhancements in and around your home. More information on this in the coming months.

SECURITY

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 license 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.

ANNUAL SURVEY & PLANNING

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.

INNSBROOK INSTITUTE SUMMER MUSIC FESTIVAL

The Innsbrook Institute plans to return in June 2022 with the very popular format that debuted this past September. In Fall 2021, we enjoyed a wonderful mix of classical, Broadway, and hits from the '60-'70s and more

with free outdoor concerts and an exclusive Thursday night concert at the Aspen Center. At present, our Artistic Director David Halen (who is also the Concertmaster for the St. Louis Symphony Orchestra) is coordinating our slate of world-class performers to come to Innsbrook for three nights of magical music!

VOLUNTARISM & CLUBS AT INNSBROOK

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!

The IBK Adventure Club has been a fun addition for families to enjoy and explore Innsbrook and have been instrumental in educational programs as well. Thanks to this group, many of our side-by-sides now have improved sound dampening attachments and will continue to do so.

As mentioned earlier, we are thrilled to partner with Faith Through Fire for providing respite to breast cancer patients and their families. Swim Across America set a new record in 2021 and we are pushing hard to hit the \$1,000,000 total in funds raised for clinical trials and cancer research at Siteman Cancer Center.

Other organizations and clubs that each play important roles include the Innsbrook Fishing Club, Garden Club, Patriot Packages, IBK Nature Group, 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 food drives (now located permanently at the Administrative Building's portico) have provided thousands of 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!

BEAUTIFY INNSBROOK IN MEMORIAM

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!

SPRING OWNERS MEETING

We have all learned a lot during COVID, especially with the ways we communicate with each other and adapting new practices. Having had in-person town hall meetings had been an annual rite that grew from a small gathering of the many of the first "full-time residential owners." We were beginning to outgrow that format and we always felt it left out our largest contingency, the part-time residents and chalet owners. After a successful Trustee Zoom meeting for the condominium owners this Fall, we believe we should open this format for all of IBK Nation to have a chance to participate. We expect to set the date for this meeting soon, and will share it in email and in the IBK Explorer, so be sure to look out for it, and save the date in your calendars for it.

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

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



Charlie Boyce
Ext. 9164



Warren (Chip) Wobbe
Ext. 9169



Dan Miesner
Ext. 9166