



December 2, 2022

Dear Innsbrook Homeowner,

We hope that this IBK Nation update finds you and your families happy and healthy for the holiday season. Once again we are able to reflect on another year. We had many successes and still have challenges, but our team of employees, volunteers, and supporters have collaborated to provide our community with positive experiences immersed within this beautiful part of the world we call Innsbrook. We thank each of you for your efforts. We welcome back old friends and invite new ones to take part in all that Innsbrook has to offer. It is with this spirit that we continue to curate the lands, lakes, roads, amenities, and activities that we share and love.

*"My wish is to stay always like this, living quietly in a corner of nature."
Claude Monet*

HOMEOWNER DUES - DNI PROPERTIES

After successfully using them for the past fiscal year for the Innsbrook Condominium Homeowners' Association, we have retained DNI Properties (<https://dniproperties.com>) for the accounting functions of the entire Innsbrook Homeowners' Association.

DNI is a locally-owned community association management company that has been serving homeowner associations in the St. Louis community for over 35 years. They enjoy an excellent track record and reputation.

You can expect to receive your annual Owners' Association assessment from DNI via USPS mail within the next few days (if you haven't already received it). Note: you will need to send your payment to the DNI Properties address instead of the previous address at Innsbrook. DNI will be managing the collection and recording of Innsbrook Owners' Association fees and dues on our behalf. The Innsbrook corporate accounting office will no longer be accepting funds due to the Owners' associations.

You may be happy to learn that in addition to accepting checks and bill pay, paying your assessment online with a debit or credit card is now an option! See details on your new Innsbrook assessment statement when it arrives.

ANNUAL PROPERTY OWNER SURVEY

Thank you to all those who provide us feedback through our annual 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. Here's the link to take the survey: <https://www.surveymonkey.com/r/2022IBKsurvey>

2023 PROPERTY OWNER PHONE DIRECTORY

The 2023 Phone Directory sign-up is open now as well. This is an opt-in publication we print once a year for those Innsbrook Resort homeowners who want to share their information with others. Only those who sign up will receive a copy(ies) for their home(s). Sign up to appear in the directory here: https://www.cognitofrms.com/InnsbrookResort1/_2023InnsbrookPropertyOwnerPhoneDirectory

REAL ESTATE & DEVELOPMENT

The real estate industry continues to thrive with record-setting resale prices -- even with the higher interest rates and inflation. The demand for existing properties is still high, making for quick closings and removal of contingencies, resulting in happy buyers and sellers. Occupancy of properties is still at a higher percentage than in previous years and owners are happily spending more time at their Innsbrook homes.

We are continuing the construction of Phases I and II of the "Treehouses of Talblich." These one, two, and three bedroom units are 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. Phase III lots were just opened for sale in November.

Thank you to all of you who attended our Treehouse Home Tour in October, we were thrilled to share progress with more than 500 guests!

Those of you who have visited the Tyrol region of Innsbrook recently will have seen the new pool under construction. This brand-new amenity is nearing completion and is slated to open Memorial Day weekend in 2023. We are eager to dip our toes in the water and relax alongside friends.

Another exciting real estate item of note: a new home concept is under review with our architect now, and we will be releasing those options soon. This stacked home is similar to the treehouse design but comes complete with basements and garages. The new concept home is suitable for larger families wanting year-round living and gives home buyers yet another beautiful option for living at Innsbrook. More on this in the months to come.

PROPERTY MANAGEMENT

Our hard-working 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 backward. 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 2022-23 is reflective of our economy. We have had increases in services and products across the board. Our desire to keep assessment increases minimal still remains, but we are at the mercy of our vendors, suppliers and market fluctuations. Staffing has not yet recovered for our many vendors and supply chains remain a challenge.

At the end of the day, we feel that our increases are necessary to maintain the level of service and the conditions of our community that are expected of us. For those not into the details, for fiscal 2022-23, Maintenance fees increased by \$157. Security Payroll fees increased \$31. Sewer fees increased \$59. Security System fees increased \$23. Water fees increased \$41, and the Activities fee increased \$15. The Capital Fund and Reserve fund amounts are the same as last year. In total, assessments have increased \$267/yr (or a total of \$326, if on our sewer system). These funds allow us to meet the demands expected of us by you, our community, without cutting services or deferring maintenance.

A couple of the larger projects that are still in the works are the replacement of the older, slower swing gates at each entrance and exit. New gates and improved lighting can be seen at several of the entrances. This speeds up ingress and egress while providing greater security and reducing tailgating.

In 2022, we paid closer attention to speeding issues with radar-equipped speed limit signs with data collection. Equipped with radar guns for speed detection, our Security patrols have implemented a safety campaign of stop-

ping speeders and educating them on our speed limits . You can help keep our community safe by following the posted speed limits.

We are funding bridge repairs and replacements for both 2023 & 2024 with a focus on the north end of Lake Lucerne as our first priority. Replaced once, flooding wiped out the improvements shortly after its last installation. We are transitioning from an old way of “low water crossings” to spanning the gap for the convenience of our homeowners and necessity of our EMS crews.

In a dual effort from our utilities and IT departments, we have begun upgrading the security monitoring systems to allow for greater security enhancements in and around your home. If your system needs an upgrade, our Utilities Department can help you make the best choice for efficient and seamless monitoring.

INNSBROOK’S CLUBHOUSE BAR & GRILL

Our Aspen Center hospitality department has taken the Clubhouse Bar & Grille under its purview, and we are excited about the operational changes coming in the next year. Many of you have been frustrated with the inconsistency in hours. One of the changes we will tackle is to keep regular hours for the slower season as well as peak season. We’ll also be adding new menu items, so if you haven’t been to the Clubhouse lately, we encourage you to stop in or reserve a table and let us know what you think.

THE NEW MARKET CAFE & CREAMERY

The Country Market, also under the purview of the Aspen Center, received a facelift and expansion this year. The new building was transformed from an old fire station into a charming cafe and boutique. The new Market Cafe and Creamery is now inclusive of the convenience store, a Starbucks coffee shop and casual cafe, and the Innsbrook gift boutique. There’s a little bit of everything there, so we invite you to stop in for a coffee and donut one morning and see what’s in store.

But don’t worry, your homes will be protected by a new station for both the Wright City Fire Protection District and the Warren County Sheriff’s Department. This is in the works to be located on west side of Highway F in the vicinity of the Innsbrook Village City Hall.

VOLUNTEERISM & CLUBS AT INNSBROOK

An essential role towards the success at Innsbrook is our community spirit and support. We thank these volunteers and clubs for the time, talent and treasure expended each year towards causes that are noble, historic, or just plain fun. New to Innsbrook? This is a wonderful opportunity to meet your neighbors and make new friends.

FUTURE INNSBROOK COMMUNICATIONS

After beginning our series of IBK Nation updates via email at the beginning of the pandemic, we have found that this format of communication has been more timely and effective than the traditional year-end letter that was included in the annual assessment mailing. We all learned a lot during these past couple of years, especially with the ways we communicate with each other and adopt new practices. We look forward to continuing the IBK updates throughout the year, along with our IBK Explorer and social media channels.

You can find Innsbrook on Facebook, Twitter, Instagram, Pinterest, YouTube, and now we’re even on TikTok. Search for @innsbrookresort on those channels to find us.

ANNUAL HOMEOWNERS MEETING

Our in-person town hall meetings each December had been an annual rite that grew from a small gathering of many of the first “full-time residential owners” to an event that became standing-room only. We were beginning

to outgrow that format and we always felt our largest contingency, the part-time residents and chalet owners were left out.

After a successful Trustee Zoom meeting for the condominium owners last fall, we believe we should open this format for all of IBK Nation to have a chance to participate. As such, please direct your phone or laptop to Zoom for our first-ever Innsbrook Owners Association Virtual Town Hall meeting on January 26, 2023, at 2:00 p.m. Stay tuned for details.

As we close out our 51st year, we are honored and appreciative to remain a part of the ongoing Innsbrook legacy, we look forward to the 2023 season with you all!

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



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