

News Letter  
Lakeview Park Villas Home Owner's Association  
January 19, 2016

Dear Members:

Happy 2016!

This newsletter will bring you up to date on what has transpired relating to our HOA over the past few months since our newsletter this past fall.

We have completed and the Board has approved a new budget for 2016. Ron Ransom our Treasurer has done a responsible job reworking the budget format and attacking the numbers from a zero based budget approach. This effort allowed us to accomplish some important work.

We have learned how to provide our services with better quality at a lower cost than last Years forecasted budget saving us about \$10,000. This was accomplished with a lot of help from our property manager David Roberts. I believe that you will see the results in the upcoming months.

We also were able to reduce the annual roof replacement contribution by a little over \$10,000 with an aggressive bidding process. The bids afforded us the opportunity to do a few things. First we established an Operational Reserve of \$15,000 to satisfy a requirement set in our approved CC&R's. Second, we approved a few important catch-up projects:

The initiation of a several year project to paint our front doors. Many are quite weather beaten and don't have a great appearance.

The maintenance and repair of our street lights.

A program to visually check and clean out our gutters and downspouts on an as needed basis to provide proper roof drainage.

Driveway resealing on an as needed basis.

A flower bed restoration program beginning with a few test beds as determined by the landscape architect described in our last newsletter. The Board and Sharon Kaczmarowski, the chairperson of our landscape committee, feel that he has done an outstanding job creating a vision for the future beauty of our area on a very tight budget. It includes lists of plants and trees which either don't make it through the winter, are eaten by deer, or just not the right plant for the right spot. There will be NO arbitrary replacement of plants just for the sake of doing it. It is also our intent to provide a guide to plants that will work better for our individual patio areas. That will be the responsibility of the individual home owners to handle. They can either do it themselves, or contract with the landscape contractor by going through the property management office.

A program to do some heavy pruning and fertilizing of the large shrubs and trees, which are presently not as healthy as they should be.

\*\*\*\*\*A MAJOR ITEM\*\*\*\*\* has arisen in the past month. Several homeowners have received notification letters from their mortgage companies advising them that FEMA has redrawn the floodplain map for our area, and as a result, our complex is now in the newly expanded floodplain. I was one of those notified as was Brian Antweil our Vice President. We were given 45 days to acquire a flood insurance policy or the lender would buy a policy for us. My quote was \$695 for the first years, and was told that it would probably go up each year after that. That equates to over \$20,000 per year for our 33 members.

The result is that the Board voted and agreed to hire a certified surveyor to do a new survey of ALL our units at the expense of the HOA. The preliminary result from the surveyor is that we should NOT be included in the new floodplain, and he has filed the required documents with FEMA to get us removed from the floodplain. That will take a few months before the formal decision is made, approved, and documented by FEMA. In the mean time, the board would recommend that you visit with your insurance carrier and make your individual decisions whether or not to purchase flood insurance, which we believe will be prorated and rebated to you when and if we receive our anticipated formal exclusion from the new floodplain map. The cost to hire the surveyor was approximately \$150 per member, and as related above, was paid by the HOA.

We anticipate having our annual Board and Members meeting in late June, and look forward to seeing all of you there with your insight and comments as to how we can best operate our HOA to everyone's maximum benefit. We anticipate having an open discussion on future maintenance and improvement projects that will be used to develop a ten year master plan which is a CC&R requirement. So please make an effort to attend.

In closing, please understand that the board will soon be sending our 2015 year-end Financial Report and a copy of our 2016 Budget once our accountant has had a chance to review the final numbers.

Thank you for reviewing this newsletter, and let us know if you have any questions.

Sincerely and on behalf of the Board of Directors:

Paul Lentz  
President

Attachment – 2016 Summary budget

Income	
Dues	\$ 133,980
Operational Expenses	
Property Management & Administration	\$ 9,415
Legal	\$ 3,000
Lawn Care & Maintenance	\$ 40,115
Common Area Lawn Care & Maintenance	\$ 5,565
Entrances Lawn Care & Maintenance	\$ 2,500
Road Maintenance & Snow Removal	\$ 2,000
Utilities & Irrigation	\$ 5,800
Misc. (Pavilion, Aquatic Weed Abatement)	\$ 3,990
Pest Control	\$ 3,535
Special Projects	
Door Painting	\$ 5,500
Gutters and Downspouts	\$ 1,700
Driveway Sealing	\$ 2,000
Street Light Maintenance	\$ 1,200
Special Landscapping Program	\$ 10,000
Survey	\$ 5,000
Contingency	\$ 4,065
Bad Debt	\$ 2,000
Operations Total	\$ 107,385
Reserve Contribution Expenses	
Painting Reserve	\$ 23,500
Roof Reserve	\$ 12,800
Reserve Total	\$ 36,300
Total Expenses	\$ 143,685
Net Income	\$ (9,705)
Draw from 2015 Unspent Funds	\$ 10,000
Net Net	\$ 295