

# H.O.A. NEWS

November 2000

## Year 2001 Budget

As a restricted neighborhood, we are governed by a set of rules, the so-called "Declarations". When you bought your home, you should have received a copy of them (call P.S. Property Management, if you did not). The homeowners of our association elect a board of directors at annual meetings, which conducts the business of the association, including drafting a yearly budget late in the year. In our October meeting the board of directors discussed and passed the 2001 budget, which is shown in this newsletter for your information. Based on this budget, each household is subject to an annual assessment, which will again be \$216 for 2001 (no increase over previous years). The whole amount is due at the beginning of each year, but usually the board provides several payment plans, as soon as the budget is finalized.

This year, we will start collecting these dues in December with a choice of 5 different payment plans: you can choose to pay all your dues at once, or in 2, 3, 4, or even up to 5 installments, starting in December of this year. An invoice, which includes a description of these plans, will be sent to you in a separate mailing. The last payment under these payment plans is due April 1, 2001. As an incentive to pay, new pool keys will not be issued to any lot owner delinquent in assessments.

Many homeowners ask us how they could spread the payments even more. Unfortunately, this will not be possible for the 2001 assessments. For 2002, we will not know how much the annual dues are until we have finalized our budget. However, every homeowner can make pre payments to our management company during the year and then adjust the amount once the annual dues are announced. If you start paying in May on a monthly basis, you can pay \$18 a month and your dues will be paid in April of the next year, well within the limits of our current payment plans. Many mortgage companies will even allow you to include the assessments as part of your monthly escrow payment (talk to your bank or mortgage company), and they will pay your dues to the association.

## Christmas Lights Contest

Like in previous years, we will again hold our contest for the best Christmas light display in our neighborhood. The winner will receive \$100, first runner-up will receive \$50, and second runner-up \$25. Judges will walk the streets in the week of December 17. Good Luck and Happy Holidays from all of us.

## Clubhouse Plans

A major part on our budget is always the "Projects" item. This is where new facilities and repairs of our amenities are fit in. We have asked you in the past what you would like to see built in your neighborhood, and this has resulted in such new amenities like the basketball court and the baby pool. High on your list was always the desire for a Heatherwilde club house that could be used for meetings and parties in our neighborhood. We have started to look into the details and here is an update on our progress so far.

Besides the land where our pool and courts are located the HOA owns the property on the southwest corner of Heatherwilde Blvd and Cactus Blossom Dr. We had this land surveyed and unfortunately, a large part of it is located inside the 100-year flood plane. This does not prevent us from building there, it will just make the project more expensive. Within the board we did some brain storming about the plan for a club house, and decided that it probably should be about 1200 sf big, with a large multi-purpose room, a separate kitchen, a storage area for tables and chairs, and a bathroom. City building code requires a certain amount of parking spaces, and certain setbacks of the building on the property. We have talked with a builder about our plans, and he is now in the process of talking to the city about the details of a site development plan. We will keep you updated on the progress and hope to have more information and maybe some detailed plans by the time of our annual meeting.

## Windermere Playgroup

The following was contributed by Angela Williams:

**WINDERMERE AREA PLAYGROUP**

Do your children need some playmates? Do you, the parent, need a little adult contact? We have an active playgroup going on in our neighborhood. We have been up and running for over a year. We meet once weekly at different places, such as parks, pools, McDonald's, etc. We also take turns meeting in the homes of members. Children in the group currently range in age from early infancy to four years old. We hope you will come and join us. Contact our Playgroup Coordinator, Denise Chittenden, at 990-5353, or e-mail her at TheSkweez@aol.com, for more information.

**WINDERMERE BABYSITTING COOPERATIVE**

Our neighborhood babysitting cooperative has been going full force since June of this year. We started with eleven mostly stay-at-home parents, who wanted to join forces to provide babysitting favors for one another. We originally met, and got

to know each other, through the Windermere Area Playgroup. Parents use coupons to pay each other for babysitting time. You are never obligated to sit when someone asks, although that is how you reimburse your own coupon account. You can have kids come to your house, or earn extra coupons if the other parent needs you at their home. We have found our cooperative to be helpful for those errands and chores you just cannot seem to get done with the children along. Our kids also enjoy having extra time with their playmates. Membership is only \$5.00 per six month semester. You are invited to attend one of our our monthly meetings, or start by coming to playgroup to get to know us, and vice versa. For more information, contact the President of the cooperative, Kristi Baumbach at 252-7325, or e-mail her at kristi\_baumbach@yahoo.com.

**Budget for the year 2001**

<b>Income</b>		
Total HOA Dues	\$	110,376.00
Total Late Charges & related	\$	2,500.00
Interest	\$	5,500.00
Legal Reimbursements	\$	1,500.00
<b>Total Income</b>	<b>\$</b>	<b>119,876.00</b>
<b>Expenses</b>		
<b>Landscaping</b>		
Landscaping Contract	\$	9,288.00
Extra Mowing	\$	2,500.00
Landscaping Upgrades	\$	2,000.00
Pest Control	\$	300.00
<b>Management</b>		
Contract	\$	16,080.00
Late Fee associated reimb.	\$	1,250.00
Total Reimbursements	\$	1,800.00
Postage and Delivery	\$	1,400.00
Printing/Newsltr	\$	1,200.00
Audit/Tax Prep	\$	1,475.00
Total Legal Fees	\$	2,500.00
<b>Taxes</b>		
1099 Preparation	\$	75.00
IRS	\$	600.00
Property	\$	1,100.00

<b>Pool</b>		
Pool Contract	\$	38,000.00
Phone	\$	900.00
Total Repairs	\$	10,000.00
Tags/Ids	\$	500.00
Keys	\$	650.00
Pool rule copies	\$	200.00
Pool Party	\$	750.00
City Trash	\$	200.00
Signs	\$	300.00
Annual Meeting Exp	\$	100.00
Christmas Light Contest	\$	175.00
HOA Rental	\$	300.00
Total Insurance	\$	1,800.00
<b>Utilities</b>		
Electricity	\$	7,000.00
Water/Wastewater	\$	400.00
<b>WANW</b>		
Total WANW	\$	1,100.00
Projects	\$	15,933.00
<b>Total Expenses</b>	<b>\$</b>	<b>119,876.00</b>