



Hermitage Hills Home Owner's Association

Spring 2019 Meeting

**Please be courteous to others and
mute all cell phone ringers.**

Agenda

- Welcome and Introduction
- State of the subdivision
 - Common Grounds repair update
 - Road Repair updates
- Assessment billing and Revenue reports
- Ballot Items
- Questions and Answers
- Conclusion and Collection of Ballots

State of the Subdivision

Lake and Common Grounds:

- April 2018: The brush on and below the dam was cleared, landscaping performed, and the spillway was replaced.
- Cost \$24,500.00, Final Payment was made on April 24, 2019.

State of the Subdivision

Lake and Common Grounds Future Plans

- 2 picnic tables will be installed this spring
- Landscaping below the dam, including large rocks in streambed to prevent erosion, extending culvert at Westbourne and Turnbridge to the outlet stream and filling in the ditch, smoothing and seeding everything that was cleared last year.









State of the Subdivision

Chancellor Farms update

- Currently gathering petition signatures from 7 owners on York Lane to join HH
- Pre-approved to join HH by 2013 ballot item
- York Lane owners would be full members of HH and HOA would take over maintaining York Lane
- 3 others on Walnut Ridge can join if they choose to



Road Repairs



Completed 2017-18 Road Repairs

Summerland Drive, Summerland Court and the concrete portion of Walnut Ridge Drive.

- \$79,400
- Completed in 2017
- 6,000 sq ft concrete patched, Pave entire concrete area with Asphalt



Completed 2018-19 Road Repairs

Westbourne (Unpaved area to Parking Pad)

- \$64,800.00 (1 of 3 projects)
- Dig out deteriorate area, install new base. Repave with 2 layers of asphalt to the corner of Turnbridge.



Completed 2018-19 Road Repairs

Hermitage (High Cliff to Westbourne)

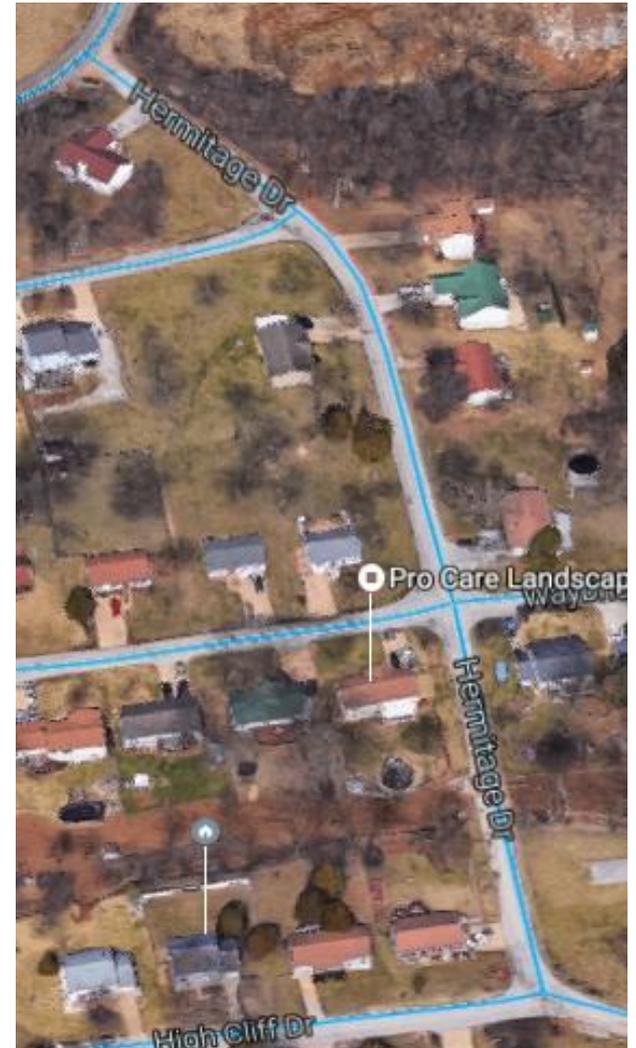
- \$64,800.00 (2 of 3 projects)
- Dig out deteriorated areas, repair, and repave with 2 layers of asphalt.



Completed 2018-19 Road Repairs

Hermitage (Saline to High Cliff)

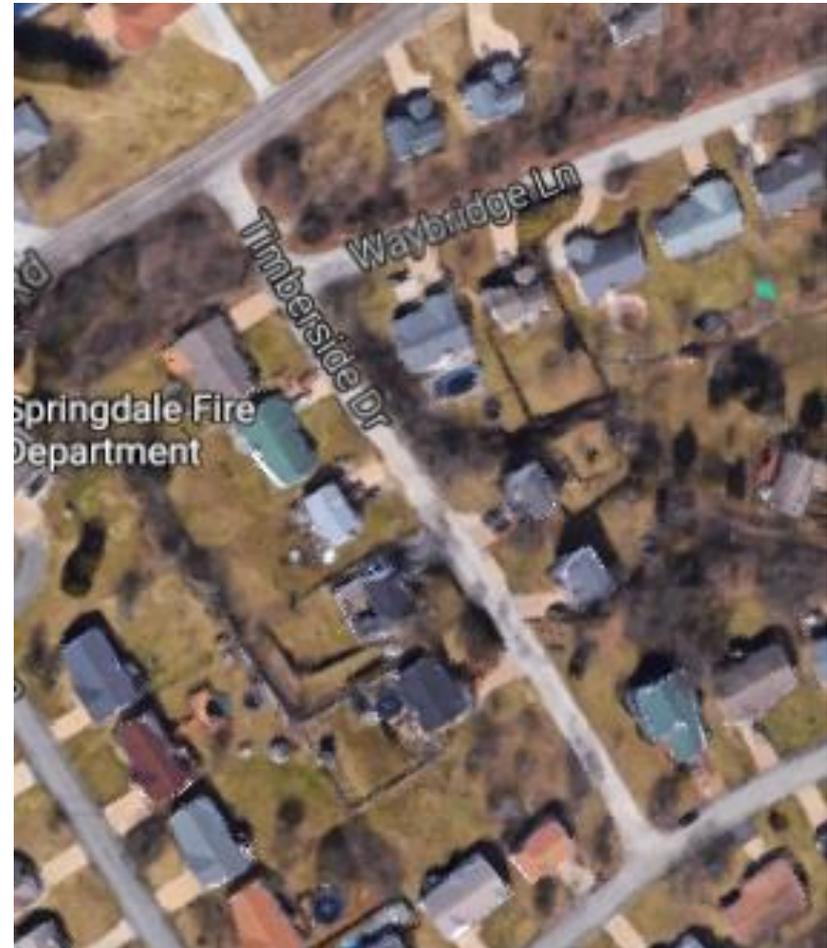
- \$64,800.00 (3 of 3 projects)
- Repave with 2 layers of asphalt over entire area



Completed 2018-19 Road Repairs

Timberside

- \$37,750
- Repair and Repave from Saline to Walnut Ridge



Completed 2018-19 Road Repairs

- The far end of Lazy Oak has been cleared and gravel added, potholes filled.



Future Planned Road Repairs

Lazy Oak Lane

- Drainage work on both sides where needed.
- Repave entrance way.
- New gravel from entrance to end of old gravel
- Bid \$12,000.00



Future Planned Road Repairs

Pine Haven Drive

- \$64,800.00
- Pine Haven will be paved from Walnut Ridge to Americana
- Replace 200 ft curbing, fill in hole below culvert



Future Planned Road Repairs

Westbourne (High Cliff to Hermitage)

- \$17,500.00
- Dig out and repair corner, Pave entire section



Future Planned Road Repairs

Buckboard Lane

- \$56,700.00
- Install drainage tiles, repair existing structure, repave entire length



State of the Subdivision (Cont)

Snow plowing: Snow plowing is a 2 tier plan

- Tier 1 = For light snow falls, only steep hills and entrances will be salted and plowed.
- Tier 2 = For heavy snow falls, most paved roads will be salted and plowed

Assessments and Revenue

Assessments:

- 2018 Assessments will be mailed out on May 1 and due on June 30.
- A 2nd bill will be mailed July 1st to any unpaid account that will include late penalties.
- A 3rd and 4th billing will go out as needed as reminders for payment plan participants.

Payment plans rules and changes

- Payments must now be a **minimum of \$80.00**.
- **The entire balance is due by April 30 of the following year. If not paid, late charges will start to be added immediately until the balance is paid.**
- Payments must be made on a regular basis. Any owner on a payment plan that fails to make a payment within 60 days (2 months) of the last payment will be considered in breach of the agreement on the part of the owner and late fees will be added.
- The owner will **not** be sent a monthly statement listing the outstanding balance, but a statement can be requested from the HOA at any time. The owner is still responsible for making the regular payment without receiving a monthly statement.
- For owners on payment plans are making payments on multiple years of unpaid assessments. To avoid confusion for accounting purposes, payments made are applied to the oldest owed assessments first, working to the newest assessments owed.

Collections and Legal Actions

- 6 new accounts turned over in Oct 2018
- 13 accounts currently in collections including 2 deceased, 1 in bankruptcy, 2 making payments, 1 sold on 4/24, and one promising to pay in June
- 16 accounts made no payments last year and will be turned over if not resolved by Aug 1st.
- Last year we collected \$30,532.67 in late assessments.

FY 2018-2019 Assessment Revenues

Fiscal year 2018-19					
Bank Balance on:		1-May-18	\$25,991.08		
INCOME					
Year	Month	<u>General Assessment Fund</u>	<u>Street Assessment Fund</u>	<u>Past Due Collections</u>	
2018	May	\$6,870.00	\$25,350.00	\$3,211.47	
2018	June	\$9,850.00	\$38,370.00	\$4,017.94	
2018	July	\$3,030.00	\$11,775.00	\$1,093.37	
2018	August	\$670.75	\$3,040.00	\$2,541.47	
2018	September	\$780.00	\$3,307.00	\$5,734.95	
2018	October	\$1,390.00	\$3,520.00	\$2,905.00	
2018	November	\$375.00	\$1,920.00	\$3,065.00	
2018	December	\$225.00	\$2,501.25	\$3,853.00	
2019	January	\$0.00	\$475.00	\$1,059.93	
2019	February	\$150.00	\$950.00	\$352.41	
2019	March	\$375.00	\$2,440.00	\$1,675.00	
2019	April	\$300.00	\$3,030.00	\$1,023.13	
Totals		\$24,015.75	\$96,678.25	\$30,532.67	
Total collected for		2018-19	\$151,226.67		
+ Bank Balance on:		1-May-18	\$25,991.08		
Total Funds Available:			\$177,217.75		

FY 2018 – 2019 Expenses

<u>Administrative Budget Expenses</u>			
<u>2018-19</u>	<u>Amount Spent</u>	<u>Amount Budgeted</u>	<u>Over/Under</u>
Legal Fees	\$5,736.25	\$3,000.00	-\$2,736.25
Office Expenses	\$1,306.02	\$1,050.00	-\$256.02
Website	\$743.52	\$800.00	\$56.48
Postage	\$643.30	\$800.00	\$156.70
Street Lights	\$300.00	\$350.00	\$50.00
P.O. Box	\$106.00	\$100.00	-\$6.00
Miscellaneous	\$996.99	\$500.00	-\$496.99
Insurance	\$2,113.00	\$2,500.00	\$387.00
Common Ground/Lake	\$21,827.08	\$6,775.00	-\$15,052.08
General Meeting	\$658.04	\$300.00	-\$358.04
Emergency Fund	\$5,000.00	\$5,000.00	\$0.00
Capital Improvements	\$8000.00	\$8,000.00	\$0.00
Total Admin Expenses	\$42,430.20	\$29,175.00	-\$18,255.20
<u>Street Budget Expenses</u>			
<u>2018-19</u>	<u>Amount Spent</u>	<u>Amount Budgeted</u>	<u>Delta</u>
Road Repair	\$109,325.00	\$100,625.00	-\$8,700.00
Snow Removal	\$11,820.00	\$12,000.00	\$180.00
Total Street Expenses	\$121,145.00		-\$8,520.00
Total Expenses from both funds:		\$163,575.20	

2019-20 Admin. Assessment Budget

EXPENSES	BUDGET
Legal Fees	\$5,000.00
Office Expenses	\$1,500.00
Website	\$800.00
Postage	\$750.00
Street Lights	\$250.00
PO Box	\$120.00
Common Ground Maintenance	\$3,000.00
Miscellaneous	\$1,000.00
Insurance	\$2,400.00
Lake Maintenance	\$750.00
General Meeting	\$300.00
Emergency Fund	\$5,000.00
Capital Improvements	\$8,000.00
Common Ground Improvemnts	\$3,000.00
Total	\$31,870.00

2019-20 Street Assessment Budget

EXPENSES	BUDGET
Paved Roads	\$79,150.00
Gravel Roads	\$12,000.00
Snow Removal	\$15,000.00
Total	\$106,150.00

BALLOT ITEMS:

#1. Two positions on the board are up for re-election. In accordance with the indentures any trustee up for election must be voted for by the subdivision.

#2 Shall the 2019-2020 Administrative Budget and Assessment level be approved, with the annual assessment rate remaining at \$75.00 per assessed lot for fiscal year 2019-2020?

#3. Shall the 2019-2020 Street Maintenance Budget and Assessment level be approved, with the annual assessment rates remaining at \$325.00 per assessed lot for paved roads and \$100 per assessed lot for unpaid roads for fiscal year 2019-2020?

BALLOT ITEMS:

#4 To help preserve the subdivision's roads, shall a new amendment be added to the Indentures requiring all the homes within the subdivision to use a single trash service that would be selected by the trustees that would begin on Oct 1 2019?

- Will help save the roads from by damage caused by multiple trash trucks using the roads daily.

Ballot Items (cont)

2 Volunteers Needed for Ballot Count:

- We will schedule a date to do the official ballot count and validation. This usually takes an average of 90 minutes.
- Please notify one of the Board members if you are able to help out.
- Plan is to count them next Monday evening.

DCS Waste Systems

- 3 year contract
- 2018 and 2019 – \$14.50 per month (billed quarterly)
- 2020 - \$14.94 per month (billed quarterly)

- Use your own trash can or
- \$2 per month rental (DCS will repair or replace if damaged)

DCS Waste Systems

- Recycling \$6 per month
 - DCS supplies recycling can at no additional charge
- Yard Waste \$9 per month (3 month minimum)
 - Offered year round
- Bulk pickup available, schedule with office

DCS Waste Systems

- DCS currently has the vast majority of the subdivision as customers
- DCS is the only company to put in writing they will use smaller trucks, because they only use the small trucks.

Thank you!!

- The trustees would like to thank all of the homeowners who have stepped up to volunteer at the various projects completed within our community this past year.
- We look forward to all we can accomplish in the next year with your help!

Questions and Answers

- Please be respectful of others point of view
- We have a limited amount of time remaining, if we don't get to your question, leave it with us and we will answer it
- A copy of all questions and answers will be provided to all lot owners along with the election results via the website and the next newsletter.