



# Hermitage Hills Home Owner's Association

Spring 2022 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:

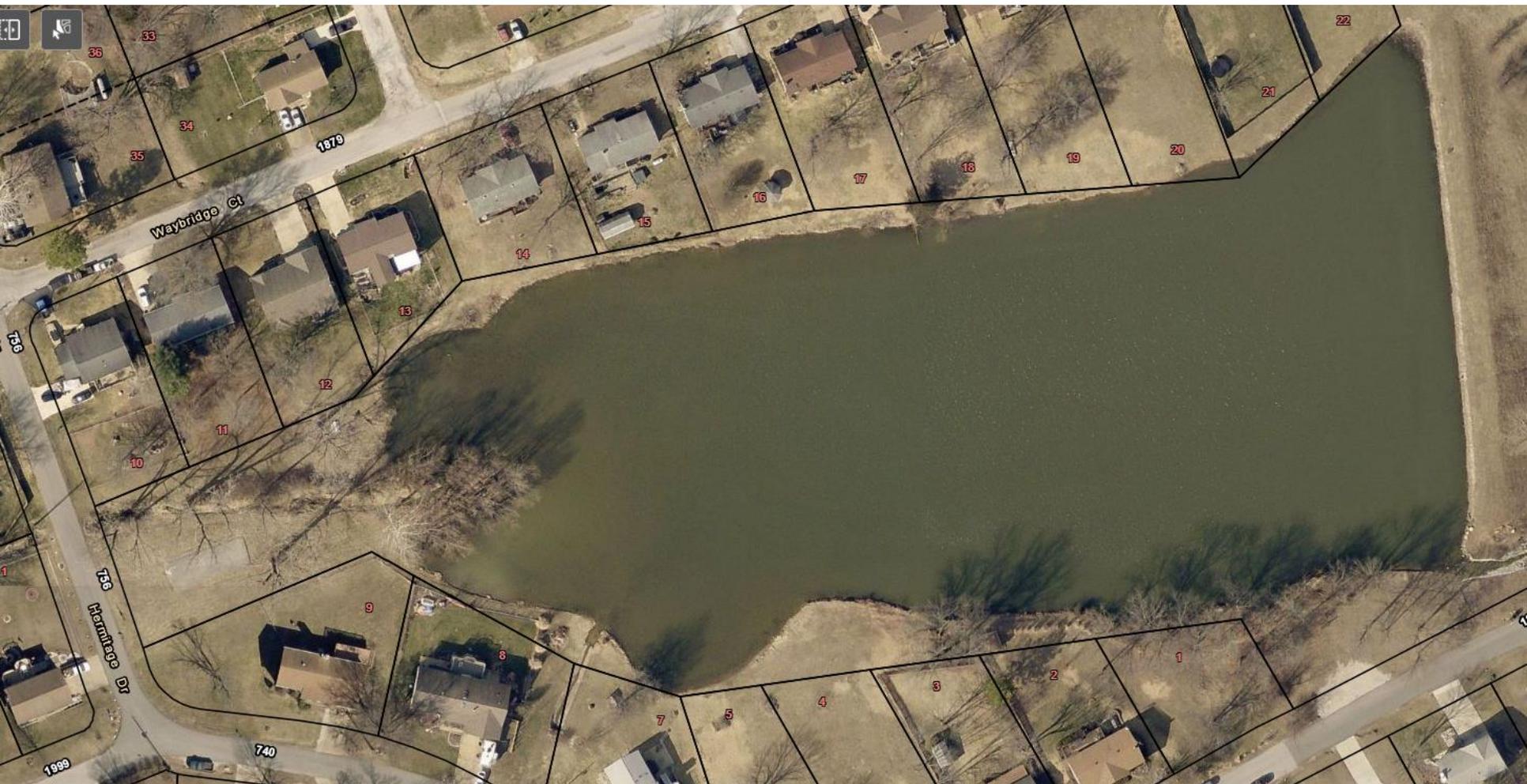
- April 2022: The dead trees below the dam have been taken down. Now working on getting them cut up and hauled away for firewood.
- Once the wood is removed, we will smooth the ground and put in grass seed.
- Culvert under Westbourne was extended all the way to the creek with pipe and area was filled to match the grade around it.
- We will pre-treat and treat the lake for algae this summer.

# State of the Subdivision

## Lake and Common Grounds:

- Future plans include getting the shallow end dredged out and stabilizing the shoreline around the lake to prevent erosion and the lake encroaching into private lots.





# 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
- Last report was that one of the York lane owners refused to sign the petition



# State of the Subdivision

## DCS Update

- DCS raised the standard monthly rate by \$2.00 per month beginning Jan 1.
- DCS had been offering us the same large group rate since 2014 so it is the first rate increase we've had in 7 years.
- We're still working with DCS to get the remaining people on their service.

# State of the Subdivision

## Survey results:

1. **Are you satisfied with the trash service that DCS Waste Services is providing, or should we look for another service provider?**
  - Stay with DCS: 107    Look for another company: 43
1. **There are three 4-way intersections in the subdivision. Should one, two or all have 4-way stop signs added? (Note: Several of these locations are school bus stops)**
  - Hermitage Dr and Waybridge Ln:                      Yes: 81                      No: 62
  - Westbourne Way and Pine Haven Dr:                      Yes: 80                      No: 53
  - Waybridge Ln and Pine Haven Dr:                      Yes: 79                      No: 51
1. **Should streetlights be added at the same 3 locations?**
  - Hermitage Dr and Waybridge Ln:                      Yes: 76                      No: 72
  - Westbourne Way and Pine Haven Dr:                      Yes: 72                      No: 74
  - Waybridge Ln and Pine Haven Dr:                      Yes: 76                      No: 71
1. **Should the Trustees create more rules/restrictions concerning parking vehicles on the streets of the subdivision? Currently the only restrictions are: No trailers/RV's and all vehicles parked in the street must be operational (licensed, no flat tires, etc.)**
  - Yes: 71                      No: 81

# Road Repairs



As of April 2022, 51% of all the roads  
have been repaved

# Completed Road Repairs

2017:

- Paving on Summerland Drive, Summerland Court and the concrete portion of Walnut Ridge Drive, \$79,400.

2018:

- Paving on Hermitage Drive, Westbourne Way (behind the lake), and Timberside, \$102,550.

2019:

- Paving and curbing on Pine Haven, \$104,250.
- Brush cleared and gravel on far end of Lazy Oak, \$8,400.

# Completed Road Repairs

2020:

- Paving and drainage on Buckboard Ln, \$73,600.
- Paving on Westbourne Way between Hermitage and High Cliff, \$17,500.
- Gravel and drainage on Lazy Oak and Timber Ridge, \$12,800.

2021:

- Paving and drainage on High Cliff, Westbourne Way, and Waybridge Lane, \$108,450.
- Patching throughout and crackfilling on Summer Ct, Summerland Drive, and Walnut Ridge, \$13,000.

# Current Bids for 2022

Americana Way:

- Paving: \$58,245
- Drainage: \$8,500

Westbourne Way: Pine Haven to Walnut Ridge

- Paving: \$46,750
- Drainage: \$8,500

Turnbridge:

- Paving: \$23,650

Hermitage:

- Drainage pipe repair and catch basin: \$9,250

Total: \$154,985

# 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:

- 2022-23 Assessments were mailed out on May 1 and due on June 30.
- A 2<sup>nd</sup> bill will be mailed July 1<sup>st</sup> to any unpaid account that will include late penalties.
- A 3<sup>rd</sup> and 4<sup>th</sup> billing will go out as needed.

## Stats:

- 347 billable lots
- 2021-22: 95% of lots fully paid. 1 payment plan still outstanding.

# 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

Any account with an owed balance exceeding \$1000 or two years of unpaid assessments is liable for collection action.

A yellow warning letter is included in any bill before collection actions are taken.

## Current:

- As of May 1, we had 8 accounts in collections from previous years owing \$15,247.22
- 1 in bankruptcy, 1 sold on April 29, 2022.
- 1 that we will be moving to foreclose on this summer.

## Pending:

- As of May 1, there were 8 more accounts that will go to collections owing \$6,800 if the owners don't take action.

# Collections and Legal Actions

Legal collections:

2019-2020:

- Spent: \$3,575.00
- Collected: \$21,857.27

2020-2021:

- Spent: \$5,219.50
- Collected: \$32,854.65

2021-2022:

- Spent: \$5,320.75
- Collected: \$34,722.79

# FY 2019-2020 Assessment Revenues

Fiscal year 2019-20					
Bank Balance on:		1-May-19	\$13,642.35		
INCOME					
Year	Month	<u>General Assessment Fund</u>	<u>Street Assessment Fund</u>	<u>Past Due Collections</u>	
2019	May	\$7,220.00	\$27,830.00	\$5,401.81	
2019	June	\$8,916.00	\$32,105.00	\$1,236.00	
2019	July	\$4,640.00	\$17,400.00	\$322.20	
2019	August	\$970.00	\$4,175.00	\$780.05	
2019	September	\$585.00	\$3,660.00	\$3,905.05	
2019	October	\$1,200.00	\$3,015.00	\$1,755.00	
2019	November	\$225.00	\$1,535.00	\$201.58	
2019	December	\$450.00	\$2,005.00	\$4,909.60	
2020	January	\$75.00	\$455.00	\$293.39	
2020	February		\$317.91	\$356.26	
2020	March	\$75.00	\$125.00	\$76.60	
2020	April				
<b>Totals</b>		<b>\$24,356.00</b>	<b>\$92,622.91</b>	<b>\$19,237.54</b>	
Total collected for		2019-20	<b>\$136,216.45</b>		
+ Bank Balance on:		<b>1-May-19</b>	<b>\$13,642.55</b>		
<b>Total Funds Available:</b>			<b>\$149,859.00</b>		

# FY 2019 – 2020 Expenses

<u>Administrative Budget Expenses</u>			
<u>2019-20</u>	<u>Amount Spent</u>	<u>Amount Budgeted</u>	<u>Over/Under</u>
Legal Fees	\$3,317.68	\$5,000.00	\$2,615.50
Office Expenses	\$431.36	\$1,500.00	\$1,087.19
Website/IT		\$800.00	\$800.00
Postage	\$334.05	\$750.00	\$470.95
Streetlights	\$275.00	\$250.00	-\$25.00
P.O. Box	\$118.00	\$120.00	\$2.00
Miscellaneous	\$584.38	\$1,000.00	\$415.62
Insurance	\$2,113.00	\$2,400.00	\$287.00
Common Ground/Lake	\$6,958.50	\$6,750.00	\$361.50
General Meeting		\$300.00	\$300.00
Emergency Fund		\$5,000.00	\$5,000.00
Capital Improvements		\$8,000.00	\$8,000.00
<b>Total Admin Expenses</b>	<b>\$14,131.97</b>	<b>\$31,870.00</b>	<b>\$18,591.76</b>
<u>Street Budget Expenses</u>			
<u>2019-20</u>	<u>Amount Spent</u>	<u>Amount Budgeted</u>	<u>Delta</u>
Road Repair	\$115,595.00	\$91,150.00	-\$23,565.00
Snow Removal	\$5,350.00	\$15,000.00	\$9,650.00
<b>Total Street Expenses</b>	<b>\$120,945.00</b>	<b>\$106,150.00</b>	<b>-\$13,915.00</b>
<b>Total Expenses from both funds:</b>		<b>\$135,076.97</b>	

# FY 2020-2021 Assessment Revenues

Fiscal year 2018-19					
Bank Balance on:		1-May-20		<b>\$12,240.27</b>	
INCOME					
<u>Year</u>	<u>Month</u>	<u>General Assessment Fund</u>	<u>Street Assessment Fund</u>	<u>Past Due Collections</u>	
2020	May	\$8,235.00	\$31,430.00	\$3,436.38	
2020	June	\$9,755.00	\$37,490.00	\$2,160.00	
2020	July	\$3,225.00	\$12,905.00	\$1,375.00	
2020	August	\$1,005.00	\$3,820.00	\$2,296.16	
2020	September	\$600.00	\$3,045.00	\$2,780.46	
2020	October	\$150.00	\$815.00	\$469.07	
2020	November	\$325.00	\$1,297.09	\$467.26	
2020	December	\$1,050.00	\$1,730.00	\$3,425.50	
2021	January	\$75.00	\$945.00	\$473.77	
2021	February	\$75.00	\$525.00	\$642.41	
2021	March	\$225.00	\$1,405.00	\$3,881.26	
2021	April	\$75.00	\$325.00	\$450.00	
<b>Totals</b>		<b>\$24,356.00</b>	<b>\$95,732.09</b>	<b>\$21,857.27</b>	
Total collected for		2019-20	<b>\$142,384.36</b>		
+ Bank Balance on:		<b>1-May-20</b>	<b>\$12,240.27</b>		
<b>Total Funds Available:</b>			<b>\$154,624.63</b>		

# FY 2020 – 2021 Expenses

<u>Administrative Budget Expenses</u>			
<u>2020-21</u>	<u>Amount Spent</u>	<u>Amount Budgeted</u>	<u>Over/Under</u>
Legal Fees	\$3,575.00	\$4,000.00	\$25.00
Office Expenses	\$224.84	\$1,000.00	\$775.16
Website	\$897.55	\$705.00	\$192.55
Postage	\$110.00	\$750.00	\$640.00
Streetlights	\$200.00	\$250.00	\$50.00
P.O. Box	\$146.00	\$120.00	\$26.00
Miscellaneous	\$1,113.03	\$750.00	\$363.03
Insurance	\$2,108.00	\$2,200.00	\$92.00
Common Ground/Lake	\$19,103.64	\$6,750.00	\$12,353.64
General Meeting		\$300.00	\$300.00
Emergency Fund		\$5,000.00	\$5,000.00
Capital Improvements		\$3,750.00	\$3,750.00
<b>Total Admin Expenses</b>	<b>\$27,478.06</b>	<b>\$25,575.00</b>	<b>\$2,303.06</b>
<u>Street Budget Expenses</u>			
<u>2020-21</u>	<u>Amount Spent</u>	<u>Amount Budgeted</u>	<u>Delta</u>
Road Repair	\$82,245.00	\$88,525.00	\$6,280.00
Snow Removal	\$8,735.00	\$15,000.00	\$6,265.00
<b>Total Street Expenses</b>	<b>\$90,980.00</b>	<b>\$103,525.00</b>	<b>\$12,545.00</b>
<b>Total Expenses from both funds:</b>		<b>\$118,458.06</b>	

# FY 2021-2022 Assessment Revenues

Fiscal year 2021-22					
Bank Balance on:		1-May-21		<b>\$35,846.58</b>	
INCOME					
<u>Year</u>	<u>Month</u>	<u>General Assessment Fund</u>	<u>Street Assessment Fund</u>	<u>Past Due Collections</u>	
2021	May	\$5,750.00	\$22,800.00	\$1,673.78	
2021	June	\$9,790.00	\$38,245.00	\$4,841.51	
2021	July	\$4,950.00	\$20,880.00	\$2,824.15	
2021	August	\$935.00	\$3,715.00	\$1,845.82	
2021	September	\$975.00	\$3,945.00	\$7,948.50	
2021	October	\$375.00	\$2,060.00	\$3,154.74	
2021	November	\$225.00	\$1,107.50	\$3,427.20	
2021	December	\$375.00	\$1,375.00	\$2,806.51	
2022	January	\$150.00	\$700.00		
2022	February			\$960.90	
2022	March	\$225.00	\$975.00	\$3,371.54	
2022	April	\$375.00	\$1,875.00	\$1,868.14	
<b>Totals</b>		<b>\$24,125.00</b>	<b>\$97,677.50</b>	<b>\$34,722.79</b>	
Total collected for		2021-22	<b>\$156,525.29</b>		
+ Bank Balance on:		<b>1-May-21</b>	<b>\$35,846.58</b>		
<b>Total Funds Available:</b>			<b>\$192,371.87</b>		

# FY 2021 – 2022 Expenses

<u>Administrative Budget Expenses</u>			
<u>2021-22</u>	<u>Amount Spent</u>	<u>Amount Budgeted</u>	<u>Over/Under</u>
Legal Fees	\$3,317.68	\$5,000.00	\$2,615.50
Office Expenses	\$431.36	\$1,500.00	\$1,087.19
Website		\$800.00	\$800.00
Postage	\$334.05	\$750.00	\$470.95
Streetlights	\$275.00	\$250.00	-\$25.00
P.O. Box	\$118.00	\$120.00	\$120.00
Miscellaneous	\$584.38	\$1,000.00	\$415.62
Insurance	\$2,113.00	\$2,400.00	\$287.00
Common Ground/Lake	\$6,958.50	\$6,750.00	\$361.50
General Meeting		\$300.00	\$300.00
Emergency Fund		\$5,000.00	\$5,000.00
Capital Improvements		\$8,000.00	\$8,000.00
<b>Total Admin Expenses</b>	<b>\$14,131.97</b>	<b>\$31,870.00</b>	<b>\$19,032.76</b>
<u>Street Budget Expenses</u>			
<u>2021-22</u>	<u>Amount Spent</u>	<u>Amount Budgeted</u>	<u>Delta</u>
Road Repair	\$117,950.00	\$88,525.00	-\$23,565.00
Snow Removal	\$13,055.00	\$15,000.00	\$1,945.00
<b>Total Street Expenses</b>	<b>\$131,005.00</b>	<b>\$103,525.00</b>	<b>-\$21,620.00</b>
<b>Total Expenses from both funds:</b>		<b>\$181,608.37</b>	

# 2022-23 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
<b>Total</b>	<b>\$25,350.00</b>

# 2022-23 Street Assessment Budget

EXPENSES	BUDGET
Paved Roads	\$83,800
Gravel Roads	\$1600.00
Snow Removal	\$15,000.00
<b>Total</b>	<b>\$100,400.00</b>

# BALLOT ITEMS:

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

#2 Shall the 2022-2023 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 2022-2023 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 (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.
- Mail-in ballots are due by May 19. And the plan is to count them during the next week.

# 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.