



Water Usage: Where We Are Headed

Water is a precious resource that has limitations on availability, as we all know. With everything happening in the world, conservation is becoming more and more essential. The Arbors is no exception. There are some changes that we must make in preparation to adhere to rules and guidelines that are going to develop and arrive at our doorstep. Here's what Deb has written regarding the Native Grass Project:

The Board continues to research regarding the hefty transition from Kentucky blue grass to native grasses. Gene, Joe and Debbie met with Lance from Colorado Springs Utilities to discuss details and also walked the property to identify eligible locations. The state has a program that will pay a large portion of this transition as an incentive, so we will not incur the full cost of the professional installation that is required!

As you've heard, the reason for the transition is two-fold. In 10-20 years, the city will limit the number of days per week that we can water from 3 to 1. Our current grass is unable to survive with once-a-week watering. The other major factor is our summer water bill is...huge.

Native grasses only require once a week watering and twice a season mowing. The transition will save us money while we start to prepare for future changes required by the city.

That said, it is a large project, and it will take a lot of coordination. The Board is reviewing all of the factors to determine if the project will start this year or next. We will continue to update you on the status of the project.

REMEMBER

HOA DUES ARE DUE
ON THE FIRST OF EVERY MONTH
THEY ARE LATE IF SUBMITTED
AFTER THE 15TH!



Pool Time...Comin' Soon!



After the repairs on the pool and tub are taken care of, the pool will be opening. This is likely to be on the 27th of May...Monday. We would love to make that happen for everyone! Also, we are looking for a couple of volunteers to be on a Pool Committee to help manage a few things. Please let the board know if you are interested, thank you!

Volunteers Always Needed

Feel like participating and being a part of improving stuff at the Arbors? The board will be happy to work with those that want to work on or lead a community project. Joe will even buy you a car if you help out! (It's a Hot Wheels car...but it IS a car.)

Spring Time Clean & Spruce

Spring is here and that means...sprucing. The Board has their "spruce" list out and being worked on. You'll notice over the upcoming weeks that potholes will start being filled, trees and bushes will get spruced, and we'll have our first mowing of the season to spruce everything up. A team of volunteer "Sprucers" will also **sand and paint** the two picnic tables to give them a much-needed...spruce. :)

Spruce Tools!

The Sprucer's Collection





Where's The Money?

As far as spending dues and our assessments money, Arbors homeowners have the expectation that their Board of Directors will be as transparent as possible. I feel the current board has met this expectation and also endeavored to create a sense of community and improvement. There is *always* room for feedback and communication and we hope that everyone here knows they can approach anyone on the board with questions or concerns. That being said, we have heard that people would like to be kept more up to date on the financials, so read below. Tip your hats to Gene for putting this together!



	2024 Budgeted	% of Budgeted	Spent / Set Aside in 1st Qtr	Variance
Insurance	\$232,000.00	37.8%	\$69,907.00	(\$11,907.00)
Grounds & Road Maintenance	\$92,350.00	15.0%	\$23,174.00	(\$86.50)
Bldg Maintenance	\$80,800.00	13.2%	\$5,265.00	\$14,935.00
Reserve	\$62,000.00	10.1%	\$15,500.00	\$0.00
Contingency	\$59,878.00	9.8%	\$14,969.50	\$0.00
Utilities	\$47,000.00	7.7%	\$2,712.00	\$9,038.00
Fire Safety	\$25,700.00	4.2%	\$0.00	\$6,425.00
Administrative	\$14,272.00	2.3%	\$3,398.00	\$170.00
Total	\$614,000.00			

For those who are curious about where your dues money goes, the table above shows our budget in terms of its main categories. As you can see, over a third of the budget goes to insurance, and over 25% more goes to maintenance (roads, grounds, and buildings). *Contingency* money is set aside to be used to cover expenses that came in higher than expected. *Reserve* money is money set aside to cover periodic repair and replacement of common elements (e.g., roofs, paving of roads, and so on). *No Contingency or Reserve money has been spent this year.*

Variance is the amount by which money spent does not match money budgeted. The amounts in red and in parentheses are negative amounts. As you can see, there is a large negative variance for insurance. This is expected and is okay because the insurance company demands a certain amount up front and then 11 equal payments for the remaining months. At year-end, the total will add up to the amount budgeted.

The table below shows what we have in the bank as of the end of March. Notice that some of the money is held in CDs. These CDs pay much better interest than what the banks pay for savings accounts.

	Checking	Savings	CDs	Total
Operating Accounts	\$128,241.0	\$34,937.0	\$60,364.00	\$223,542.0
Reserve Account		\$39,500.0	\$129,292.0	\$168,792.0
Total				\$392,334.0

A Huge Round Of Applause For All Our Volunteers!

Lynda organized volunteers to strip the wallpaper from the clubhouse restrooms and paint them. They also went the extra mile and painted the hallway to the pool as well as the ceiling. The pictures look incredible! Stop by and take a peek for yourself! Thank you!!!





Silver Key Senior Summit Expo

*Join Silver Key for the
Senior Summit Expo!*

May 16th, 2024 From 9am - 2pm

**Great Wolf Lodge
9494 Federal Drive
Colorado Springs, CO**

This event is organized by Silver Key Senior Services and promises to be a must-attend gathering for anyone connected to the senior population. Whether you're a senior yourself, have elderly friends or family members, or are involved in serving seniors, mark your calendar for this informative and engaging event!

Event Details:

- The expo will feature valuable information, networking opportunities, and resources related to senior services.
- It's a **FREE** event, complete with food, drinks, and parking!
- 80+ vendors with valuable information regarding great products and services for seniors.
- A great day to spend time with friends.

