



ISSUE 1 · FEBRUARY 2025

NEWSLETTER

Board of Directors Changes

THANK YOU WYATT

Wyatt Kondris submitted his resignation from the COA Board of Directors (BOD) effective December 20, 2024. Wyatt spent many years serving on the BOD, and his many contributions are greatly appreciated! Give Wyatt a huge **THANK YOU** when you see him.

The BOD has appointed Tobiera Turpen to fill Wyatt's position through the end of 2025. Please welcome her. She will bring the valuable perspective of a younger person to the Board.



This issue:

Board of Director Changes

PAGE 01

Financial Summary

PAGE 02

Rental Limit Amendment
Update

PAGE 03

Hot tub & Winter info

PAGE 04

Events, Reminders, and
Updates

PAGE 05

2024 Financial Summary

With 2024 now behind us, we can now take a good look at how we did financially for the year. The news is all good! Through careful control of our spending, we managed to come in \$67K under budget despite spending an unexpected extra \$28K on Fire Safety to get our fire systems repaired and ready for the cold winter temperatures. With that added money we were able to add \$50K to our Reserve account on top of the \$62K we budgeted as required to add by state law. We also added \$5K of interest income to the Reserve account.

There is more to do. The Reserve account is still underfunded. Replacing all the building roofs will cost us \$600K or more. Repaving our streets and parking lots and replacing the deteriorating infrastructure will cost us even more. The Board of Directors is doing all it can to get the Reserve account up to where it should be.

Income	Actual	Budget	Variance
Dues	\$613	\$614	(\$1)
Misc. Income	\$6		\$6
Total	\$619	\$614	\$5

Income	Actual	Budget	Variance
Admin w/o Insurance	\$35	\$74	(\$39)
Insurance	\$222	\$232	(\$10)
Bldg. Maint. w/o Fire Safety	\$47	\$81	(\$34)
Fire Safety	\$54	\$26	\$28
Grounds Maint.	\$85	\$92	(\$7)
Utilities	\$52	\$47	\$5
Total	\$495	\$552	(\$57)

Operating Income	Actual	Budget	Variance
Net Income	\$67	\$0	\$67
Less Excess to Reserves	(\$50)	0	(\$50)
Operating Fund Increase	\$17		\$17

Reserves	Actual	Budget	Variance
Beginning Balance	\$152	\$152	\$0
Budgeted Addition	\$62	\$62	\$0
Addition from Operating Income	\$50		\$50
Interest Income	\$5	\$0	\$5
Ending Balance	\$269	\$214	\$55

- Notes:**
- Misc. Income includes \$4K of interest.
 - All numbers are in thousands.
 - State Law requires 10% of budget to go to Reserves





Rental Limit Amendment Update

There was some confusion introduced by the board regarding voting on the proposed Rental Unit Limits and Parking Policy. We should not have tried to use a single ballot for voting on the proposed amendment as well as for directors. Consequently, in March we plan to reboot the process. At that time, we will propose the same amendment minus the changes to the parking policies. Toward that end, we plan to mail out the proposed amendment and then hold a Special Membership Meeting to vote on that amendment.

Reasons for limiting the number of rental units include:

- Protect property values by increasing stability and promoting better upkeep and maintenance standards.
- Restrictions on rentals can also increase the likelihood that lenders will provide loans for the purchase of condominiums in the community. (If a high percentage of condominiums are being used as rental properties, real estate lenders will be much more hesitant to get involved.)
- Limits on property rentals can help keep the association's liability insurance rates in check.
- Rental limitations can also increase stability in the community, as there will be a lower turnover of residents.
- Renters may not follow the rules of the community or care about upkeep and maintenance standards as much as homeowners. This can lead to an increase in compliance violations.





HOT TUB is OPEN

Our hot tub is now open all year!! Take a dip and enjoy the many benefits it offers (please remember to put the cover back on when you're finished!)

- Muscle Relaxation: The warm water can soothe aches and pains.
- Improved Circulation: The warm water helps increase blood flow.
- Stress Reduction: The warm water and jets can create a relaxing environment.
- Boosts Immune System: Warm water can increase white blood cell production, resulting in your bodies ability to fight off infections
- Enhance your Social Life: Gives a place to hang out with friends and family in the winter that is not indoors and keeps you warm!



WINTER INFO

As you've all seen, the Board purchased a snowplow this year. The plow cost ~\$10k. We've had 8 snow events so far this year. The VOLUNTEER work (about 10 hours each event) that Joe, Gene and Phil have done with the snow plow has saved the COA ~\$20K. Please be sure to thank these gentlemen for kindly helping us all out and keeping our roads and sidewalks plowed!

For those of you wondering about the salt we use, it is ROAD RUNNER Pet-Friendly ICE MELT. It is made from magnesium chloride which makes it less corrosive than typical rock salt, safer for plants, and gentler on animals' paws.



2nd ANNUAL CROCKPOT COOKOFF

- February 22 at 1pm in the Clubhouse for all residents.
- Bring your favorite Crockpot dish or drink (and serving utensils) to share.
- COA will provide paper plates, plasticware and cups
- This is a great time to meet all the new owners and renters who have moved into our community and to visit with old friends!
- We look forward to tasting what you're cooking up!

FRIENDLY REMINDERS

- **COA DUES** are due the **FIRST** of each month and considered late on the 15th.
- **PLEASE, PLEASE, PLEASE clean-up after your dog.** We no longer employ a company to pick up poop, so we expect and anticipate the owner will do such. Not picking-up after your pet can result in fines issued to the owner of the unit.
- **Parking permits** are required so we do not have random people using our lots. If you or your renters need a permit, please contact any member of the Board.
- Per our covenants **window coverings** facing the street are to be white, and blinds, shades and screens are to be in good condition. There are an excess of items in disrepair throughout our community currently.
- **Outside lights** at your front door are purchased by the COA and are bright white for security purposes, please do not change them. The lights on your porches and balconies should also be white to help with security. We have had no recent break-ins, so lets keep it that way! The more light we have, the less likely we will have problems.



UPDATES

Upcoming Board of Directors Meetings: February 13, 2025 and March 13, 2025 at 6:30pm in the Clubhouse.

Website: <https://arborsatmountainshadows.com>

Facebook Page for all the latest info & updates:

<https://www.facebook.com/groups/650605959865808/>

Valentine's Day is February 14