



## Newsletter September 2018

As we eagerly await the daytime temperatures dropping below 100 degrees, we begin to think of and prepare for fall and the upcoming holiday season. For your HOA Board of Directors it is time to prepare our 2019 budget, deciding how to best distribute the available funds to the greatest benefit to the community. In reviewing the projected income and expenses for 2019, the board has voted to make **no increase to the assessments for next year**. No increase in cost to the homeowner is a welcome thought as we all struggle to meet the costs of living for another year. As we finalize the individual line items in the budget, we will make sure that you have that information available so that you can see where your dollars are going.

One significant item for the coming year is a Reserve Study. This is an assessment done by an outside company that examines our community and estimates our future monetary needs. It looks at the private roads, the pool, the playground equipment and common areas, the landscaping and many other areas to help us anticipate any major costs or expenses that we may face in the future. This allows us to prepare for these expenses, so that we are not surprised by the need for large expenditures and allows us to have the funds to meet those needs. What does this mean for the homeowner? It may indicate that future quarterly assessments need to increase to help build that cushion to meet our anticipated and sometimes inevitable expenses. We are all aware that we face increases in the cost for water, electricity, fuel, food, insurance, maintenance and repair of our homes and autos and many other items. Your HOA is no different. While we work to keep our costs down, we are faced with the same cost increases as you are.

As we promised earlier, we are talking with several companies who will provide us with the capability of electronic voting for the coming year's Board of Directors election and annual meeting. By voting electronically, there will be no issues with meeting quorum and each homeowner will have the ability to vote from the comfort of their own home via computer, tablet or phone. We will also be utilizing this on-line capability to survey our residents twice during the year. This will allow us to find out how we are doing and to make sure you have a chance to provide your input. In order to make this effective we need to have your e-mail address on file with Vision Community Management. We will not sell or give away any information that you may provide. This is only to allow us to communicate with you electronically.

Please make sure that we have your email address and as we move into the fall and the holiday season, remember to be safe and mindful of others, take pride in your home and your community and help us to make this a great place to live.

Your HOA Board of Directors  
Stu Glenn, Lou Reyes, Jim Evans