

2022 End of Year Presidents Letter - Asheton Park

As we prepare to close out another year, we have seen a lot of resident turnover. Welcome to all our new residents. Congratulations on choosing the best neighborhood in Auburn! I truly believe we have a great neighborhood and that starts with YOU. I would like to also thank the board members for volunteering their time to improve your neighborhood. We will have one or two open spots on the 2023 board and we need your help to fill those. Most business is conducted via email and we typically have 2-3 meetings per year. Email me if you would like to volunteer. APHOA.President@yahoo.com

Highlights for 2022 100% dues collection; permanent concrete speed bumps installed which eliminates the old rubber bump repairs; pool water supply and a few mechanical issues repaired; obtained some free old pool furniture from Asheton Lakes to get us through 2022; paid off the Christmas LED Light purchase; on track to finish the year on budget, assuming no surprises.

Website Administrator: If any resident has some experience with websites, we could use a volunteer administrator to make occasional changes and improvements. We currently use Ipage control with Weebly for editing. Please email me if you can help.

Finances for 2023 In the last few years inflation has bitten us all, and that includes our HOA. Our landscaping contractor raised prices, and we are expecting a price increase from our pool contractor for 2023. In addition, the wrought iron pool fence is 30+ years old and has severe rust in many spots, deteriorating to the point that it could collapse easily. We have obtained repair/paint estimates of approximately \$15k, with no promises for longevity. Complete replacement estimates are about \$30k for iron or about \$15k for aluminum. Additionally, we are going to have to replace and repair some pool pumps and sand filtration this winter for approximately \$2K. The pool furniture is old and worn out; we anticipate replacement costs to be around \$15-18K. Unfortunately, we do not have the money for these projects. The bad news is we are going to have to do a one-time assessment of \$250 per property owner. The board does not take this decision lightly; rest assured that none of us want to pay more, but costs are high and we have to keep up our amenities for both property values and liability reasons.

Dues and Special Assessment Collection: Billing notices will be sent out on December 19th. Annual Dues are \$450.00 and due NLT January 31st. Late fee assessed after February 15th. Special Assessment is \$250.00 and due NLT March 31st. Late fee assessed after April 15th. Dues and Assessment can be paid digitally (for a fee) on our website www.ashetonparkhoa.com

Farewell This is my last year on the board. I have enjoyed serving you for the last 6 years on the board, but it is time for others to step forward. Tom Leathem has graciously stepped forward and will succeed me as board president beginning January 2023. He knows the challenges we face and he will do a fantastic job finding solutions to those challenges. Thanks Tom, I look forward to your leadership.

Thank you again for making Asheton Park a great place to live. Please consider volunteering for the HOA board. I promise it doesn't take much of your time, and it is a great way to help protect and improve your neighborhood. **Happy Thanksgiving and Merry Christmas!**

War Eagle!
Len Borowski
Asheton Park HOA President