

2019 End of Year Presidents Letter Asheton Park HOA

First, thanks to all for being great neighbors! 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 still need your help to fill a few spots on the board for next year. Email me if you can help. APHOA.President@yahoo.com

Highlights for 2019 include: 100% dues collection, installed electronic locks at the pool, hired a full-time HOA manager, restructured the HOA board, added pickle ball court markings to one tennis court, and changed the pool service contractor.

Our manager is Barbara Arrington, who also manages the Asheton Lakes HOA. She and her husband work as a team to manage several neighborhoods in the Auburn area. One of the most noticeable benefits of having Barbara manage our HOA will be the redesigned neighborhood website that is planned to debut on or about December 1st. Our goal is that the redesigned website will become the go-to place for information about our neighborhood.

Our new pool service contractor is Chandler Pools. They service many commercial pools in the Auburn area. By changing contractors, we achieved more frequent pool servicing and one-stop shopping for all of our pool upkeep; all for approximately the same cost as before. We have also awarded the 2020 pool resurfacing contract. The work is scheduled to start March 2nd and will include new surfacing, tile, lights, and ladders for both the main and kiddie pools. We expect the pool work to be completed sometime in March and after a 45-day cure period the pool is expected to open by May 1st 2020.

We have also approved the 2020 budget. Unfortunately, it does include a \$40 per household dues increase for 2020; totaling \$450 per household. In addition, we have approved a \$200 registration fee that will be paid by anyone moving into the neighborhood. No one enjoys raising dues and fees, but costs continue to go up. As an example, the pool resurfacing work will cost almost \$30,000 and it was planned at \$25,000. An example of an unplanned expense is the city of Auburn mandated that we change all of our neighborhood road signs because they do not meet the city's 'reflective' standards; resulting in a cost of about \$5,500. We are postponing the sign change due to budget constraints. These are just two quick examples of costs that affect your neighborhood HOA budget. The 2020 approved budget is on page two.

HOA dues notices will be sent out on December 1st. The primary delivery method will be by email for everyone that has provided an email address. Secondary method will be via the postal service and only by exception. Remember, there are late fees if dues are not paid by January 31st. On January 1st, Barbara will email out a neighborhood resident directory. We intend to email out a directory every 6 months starting in 2020. Lastly, we are looking at repairing the tennis courts in 2020. I do not have a timeline, but the goal will be by the end of spring depending on cost.

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 shape the direction of your neighborhood and HOA. Thank you and Happy Holidays!

Asheton Park Budget	2017 Actual	2018 Actual	2019 Budget	Projected 2020
ALL REVENUE + PRIOR YR CARRYOVER	\$72,768	\$78,290	\$87,888	\$103,050
ADMINISTRATIVE	\$1,630	\$349	\$650	\$750
MANAGEMENT, ACCOUNTING, LEGAL	\$1,690	\$1,690	\$6,500	\$6,500
INSURANCE	\$3,914	\$4,407	\$4,400	\$4,400
LANDSCAPING	\$16,524	\$14,319	\$13,719	\$15,219
MAINTENANCE & MISCELLANEOUS	\$447	\$1,638	\$1,600	\$2,000
POOL	\$8,637	\$8,661	\$9,000	\$41,200
TENNIS COURTS	\$0	\$0	\$500	\$1,000
SOCIAL / ENTERTAINMENT	\$1,778	\$2,153	\$2,000	\$2,100
TAXES	\$1,974	\$2,673	\$2,675	\$2,700
UTILITIES	\$15,226	\$12,972	\$13,410	\$13,910
Total Planned Expenditures	\$51,818	\$48,863	\$54,454	\$89,779
EOY Projected Balance	\$20,950	\$29,427	\$33,433	\$13,271

War Eagle!

Len Borowski

Asheton Park HOA President