

TOWNHOUSE TALK

BELLA VISTA TOWNHOUSE ASSOCIATION

WINTER 2017 EDITION

Welcome to 2017 and the winter edition of Townhouse Talk, your quarterly e-newsletter update from the *Bella Vista Townhouse Association*.

Your grounds maintenance crew has been busy taking advantage of the favorable weather completing winter leaf and debris cleanup, tree trimming and removal, court light maintenance and is currently working on owner requested landscaping projects and improvements to *Association* infrastructure. Spring looks to be early this year, so we're working as diligently as possible.

You may have noticed that you're receiving the winter newsletter a bit later than usual. This was done purposely so results from the election and highlights from the February Annual Membership Meeting could be included.

Let's begin by introducing your 2017 Board of Directors. President, Jack Adams; Vice President, Tom Barber; Secretary/Treasurer, Ron Johnston; Johnese Johnston; Gail Kapica; Steve Larsen and Darlene Tuohy. Each volunteer member is elected to a three-year term and

Several major infrastructures, improvement projects were completed during the year.

In Basildon Courts: 39-58 Abingdon Lane – new and expanded above ground concrete drainage flues for improved street and parking area runoff.

In Drake Courts: 2-8 Britten Circle – contract replacement of retaining wall and stairs at a cost of \$27,415; 10-16 Britten Circle – contract replacement of retaining wall and stairs at a cost of \$48,821; 100-102 Clubhouse Drive – new street-side above ground drainage flue and culvert pipe directional header to better handle street runoff volume and alleviate erosion; 6-8 Dogwood Drive – above ground concrete drainage flue for erosion control from street runoff; 16-18 Mellor Lane – 2 new above ground concrete drainage flues to alleviate erosion from parking area and street runoff.

In Kingsdale Courts: 9-11 August Lane – concrete curb around cluster mailbox area and 2 new above ground concrete drainage flues for improved parking area drainage and alleviate erosion; Corner of Kingsbury Drive & Victoria Lane – cleanup and repair wrought iron memorial monument and wooden benches.

In Metfield Courts: 510-512 Carroll Drive – concrete curb around cluster mailbox area.

In Norwood Courts: 12-14 Norwood Lane – concrete header around street-side culvert drain pipe to alleviate erosion.

In Tanyard Courts: Rebuilt stone planter around court entrance sign using mortar; 1 Tanyard Drive – new concrete header around culvert pipe to alleviate erosion.

serves solely for the betterment of the *Association*.

Your *Association* consists of 1,048 townhomes and approximately 360 acres of Limited Common Property, unchanged from 2015. The annual assessment of \$840 is an increase of \$120 from 2015 and the annual financial review was conducted by independent local accounting firm McFall & Associates. With the assessment increase in 2016, revenue was up \$132,798 or 17% to \$911,846 and expenses totaled \$818,243, up 4% over fiscal year 2015. Overall revenue exceeded expenses by \$96,803. While foreclosures have fallen off significantly since the peak several years ago, 4 new foreclosures occurred in 2016 and bad debt write off is projected at \$11,000. Collection of past due accounts continue to be a challenge. 2016 started with a total of just over \$48,000 in past due assessments for 36 properties. Throughout the year more aggressive legal action was taken in collections following the placement of a lien. When a property becomes 120 days past due, the *Association's* attorney sends a certified letter to the deeded owner. If the owner does not make the account current, establish a payoff plan, or fails to respond, a lawsuit is filed.

Satisfactory judgments against delinquent owners include wage and/or bank account garnishment and a downgrade to their credit. This resulted in bad debt recovery of \$20,674 for the year.

Your Association currently holds debt of approximately \$129,000 from the purchase of 4 vehicles last year. Total operating reserves continued to decline, ending the year at approximately \$216,000, down from \$235,000 in 2015. The auditor recommends a 3-6 month operating reserve.

A continued upward trend in real estate values lead to 114 properties being sold, compared to 118 in 2015. For the year, 19 applications for major improvements or

additions to townhomes were processed, compared to 23 in 2015.

In addition to regular grounds maintenance services and infrastructure projects, repairs were also made to trash bins, cart sheds, court street lights and

signs. Tree trimming to clear roofs and remove low hanging limbs was performed in most areas. Special projects for townhouse owners were also performed with the Association providing the labor and equipment and owners paying for materials. Projects included rocking yards, repairing or replacing railings and front walkways, removing and planting bushes and shrubs, replacing landscape timbers and metal edging and French draining downspouts for erosion control. These Special projects are an 'extra' service provided as time and resources allow and in the

order, they are received.

Regular grounds maintenance services are always priority.

2016 equipment purchases include: 2, 2016 Ford F-350 pickup trucks with dump beds; 2, 2016 Chevrolet Colorado pickup trucks with dump beds; 1

Kubota GR2120 lawn tractor; 1 used Cyclone Rake leaf vacuum; 4 Stihl BR700 back pack leaf blowers; 4 Stihl HS56C hedge trimmers; and 1 Dell Inspiron 5000 Series office computer.



President Jack Adams presents Jim Severa with an engraved desk clock in recognition of his service on the Association board from April 20, 2005 thru February 15, 2016.



At the regular February board meeting, the board voted to remove the tennis courts on Cora Circle in Drake Courts which have been closed for several years for safety reasons. Repairs were not made due to lack of use and member input. The area will become natural green space.

If you're planning any spring planting or landscaping around your townhouse, or maintenance and repairs, be sure to contact our office first.

Your Townhouse Association Board of Directors and staff work hard to provide you with the best service possible. Regular Board meetings are held the third Wednesday of each month, at 9:00 A.M. at our 2 Cora Circle office in Drake Courts. If you have a question or concern, but are unable to attend a Board meeting, please give us a call, send us an email or letter and it'll be reviewed by management and the Board and we'll contact you. Don't forget to check out our website for the latest information. Until next time,

Bella Vista Townhouse Association
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