



PINE CREEK

Home Owners Association

**2018 Annual Neighborhood
Meeting
February 20, 2019**

Agenda

- × 2018 Accomplishments
- × Community Events – Michelle Strecker
- × Neighborhood Watch Program
- × Survey
- × Covenants and Enforcement
- × PC remaining lots
- × HOA Financials and 2019 Dues
- × Financial Summary
- × HOA Board and Open Positions

2018 Accomplishments

- × Three community Events

 - ▲ Easter Egg Hunt

 - ▲ 4th of July Parade

 - ▲ Fall Festival

- × Updates to website - <https://www.benningtonpchoa.com/>

- × On going Neighborhood Watch Program

- × Misc Street repairs (SID)

Community Events

- × BIG THANK YOU to entire group
- × Three community Events
 - ▲ Easter Egg Hunt
 - ▲ 4th of July Parade
 - ▲ Fall Festival
- × NEEDED volunteers to assist in the planning and execution of these events. The committee needs additional help to ensure the success of these events. Checkout Facebook or email us for more information!

Neighborhood Watch

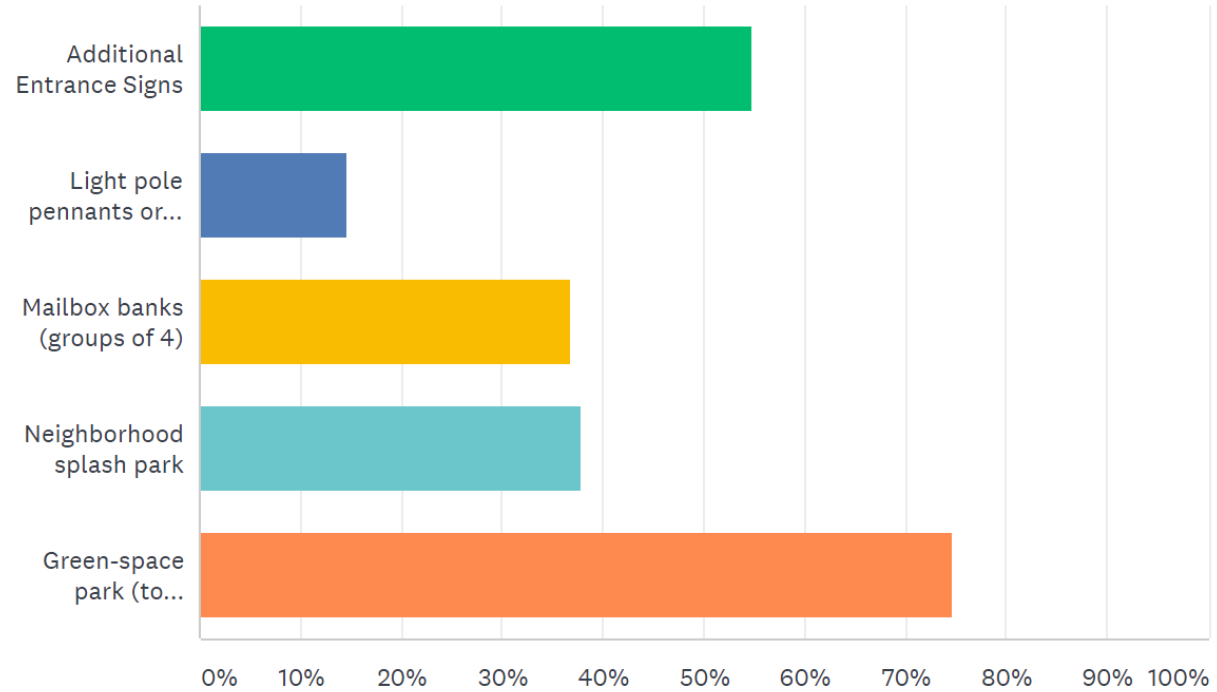
- × Mary Kay Tom Mans heads this up for the NE sector and can assist in getting your neighborhood with one



Survey Results

Which of the following things would you support adding?

Answered: 95 Skipped: 181



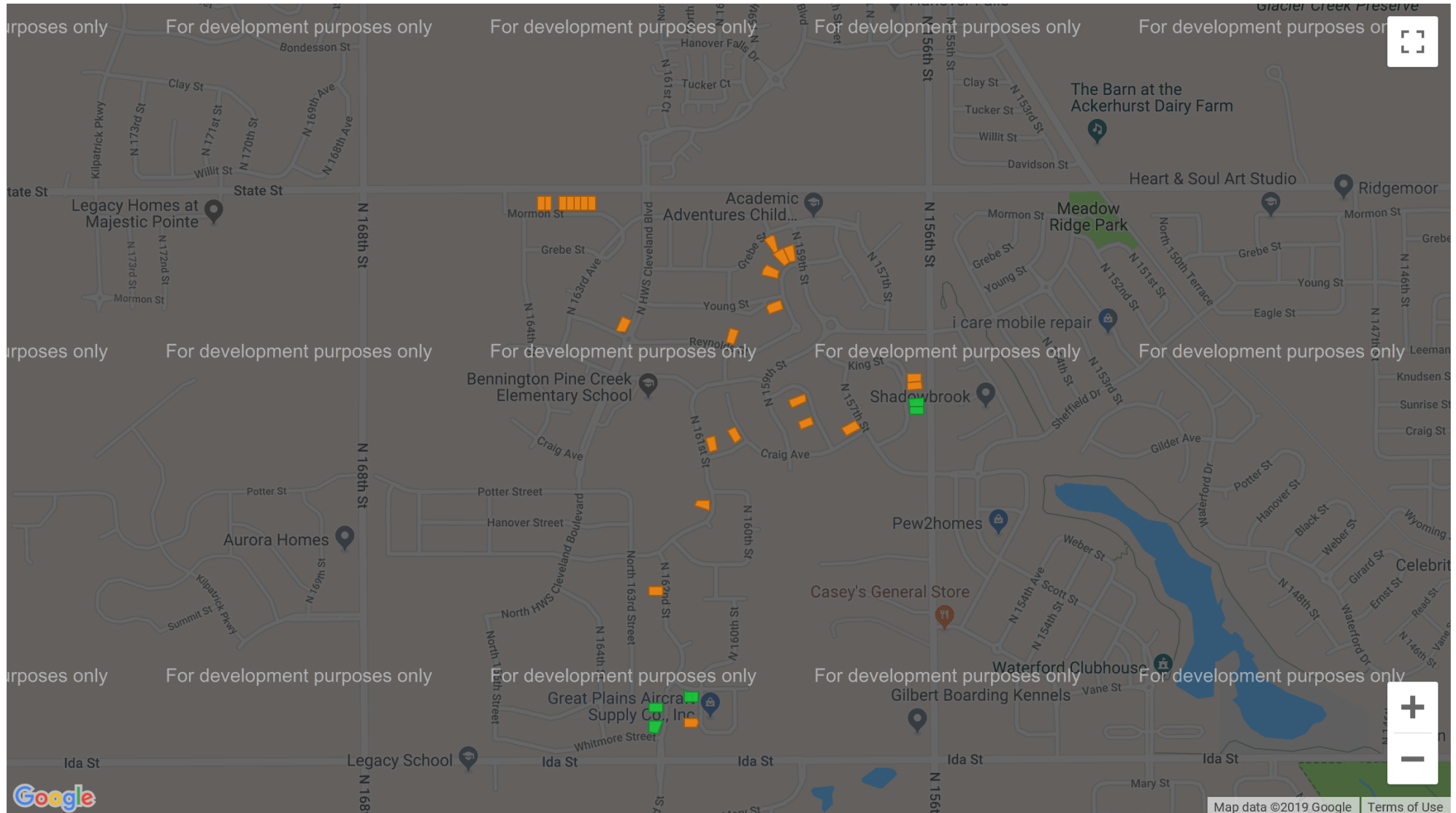
ANSWER CHOICES	RESPONSES
▼ Additional Entrance Signs	54.74% 52
▼ Light pole pennants or banners	14.74% 14
▼ Mailbox banks (groups of 4)	36.84% 35
▼ Neighborhood splash park	37.89% 36
▼ Green-space park (to potentially include picnic pavilions, playground, sand volleyball, walking trail, etc.)	74.74% 71
Total Respondents: 95	

Covenant Enforcement

- × Have you talked to the violator politely yourself?
- × In most cases PCHOA is not aware of specific violations until a neighbor brings them to light. Please continue to bring them to our attention
- × What happens after a violation is received by HOA
 - ▲ Confirm violation
 - ▲ Send letter to neighbor outlining the violation and request it be fixed
 - ▲ If need be we escalate the violation to the developer for resolution

PC On Hold and Available Lots

Pine Creek Development



HOA Financials

- × The HOA ended 2018 with a balance of \$87,881.22
- × Dues for 2019 will be unchanged, \$60 per owner occupied lot
- × Dues letters were delayed to minimize number of letters mailed to residents
- × Dues letters will be mailed out next week and due by March 31, 2019 without incurring late fees

FINANCIAL SUMMARY

Pine Creek HOA Finance Summary			
Month	Start Balance	Deposits	Withdrawals
January	\$ 60,378.96	\$ 829.37	\$ -
February	\$ 61,208.33	\$ 14,550.57	\$ -
March	\$ 75,758.90	\$ 9,475.00	\$ 565.66
April	\$ 84,668.24	\$ 2,170.56	\$ 234.29
May	\$ 86,604.51	\$ -	\$ 623.63
June	\$ 85,980.88	\$ 3,879.89	\$ 218.40
July	\$ 89,642.37	\$ 92.38	\$ 1,195.89
August	\$ 88,538.86	\$ -	\$ -
September	\$ 88,538.86	\$ 473.82	\$ 20.89
October	\$ 88,991.79	\$ -	\$ 1,089.55
November	\$ 87,902.24	\$ 79.25	\$ 100.27
December	\$ 87,881.22	\$ -	\$ -
YE 2018	\$ 87,881.22	\$ 30,721.47	\$ 4,048.58

2019 Budget

2019 Pine Creek HOA Budget						
			<u>Residents*</u>	<u>Fee</u>	<u>Sum</u>	
Income			622	\$60.00	\$37,320.00	
Administration				18%	\$6,651.00	<i>(i.e. Mailing, Legal fees, Website, CPA tax, IRS Audit, etc.)</i>
Maintenance/Improvements/Reserve				50%	\$18,660.00	<i>(i.e. Grounds upkeep and beautification)</i>
Community Activities				20%	\$7,464.00	<i>(i.e. Fall Festival, July 4th parade, other community events)</i>
Misc.				10%	\$3,732.00	
					\$36,507.00	Total Expenses
					\$813.00	Total less expenses
Estimated carryover from 2017 after final expenses					\$87,881.22	

* Estimate based on Douglas County Assessor's webpage. Actual number of residents is to be determined at time of billing statements are issued.

PCHOA Board

- ▲ Senior Class, serving year 3 of 3
 - × Open
 - × Ryan Main
 - × Nick Schulz
- ▲ Previous years class, serving 2 of 3
 - × John McMenamin
 - × Eric Hevi
 - × Open
- ▲ Last years class, serving 1 of 3
 - × Kelsea Bernasek
 - × Michelle Hughes
 - × Joel Stenberg
 - × Rob Rodriguez
 - × Ted Cevaka
- ▲ New Class
 - × New 1-2 people?

PCHOA

- × Homeowners Association 9 members

- ▲ Duties

- × Serve the betterment of the entire community

- × Act as a voice for the neighborhood to developer and SID

- × Assist Declarant with review and approval of plans for lot improvements that fall in line with the covenants

- × Collect dues that support the over all mission of the association

HOA Board nominations

- × Do you want to join the PCHOA board or know someone who would be interested?
- × Names of Nominations
 - ▲ Open
 - ▲ Open



QUESTIONS?