



2019 Pine Creek HOA Annual Meeting

January 2020

Agenda

- 2019 Accomplishments
- Community Events – Kelsea Bernasek
- Neighborhood Watch Program – Mary Kay Toms
- Covenants and Enforcement
- Status of lots
- HOA Financials
- 2020 Dues
- Financial Summary
- HOA Board and Open Positions



Community Events

- Easter Egg Hunt
- Summer Block Party
- Fall Fest
- (New) Cocoa and cookies with Santa
- **FYI – we need more volunteers please!!**



Neighborhood Watch

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

Neighborhood Watch

The Neighborhood Watch program is simply groups of people living in the same areas who want to make their neighborhoods safer by working together and with local law enforcement to reduce crime.

The Douglas County Sheriffs Office currently works closely with 24 established Neighborhood Watch residential areas.

For more information:

Contact the Douglas County Sheriffs Office Community Services Division at (402) 444-6173



Covenants and Enforcement

- Covenants – FAQ
 - When you closed on your house you agreed to the covenants as currently written
 - Covenants are in place to protect your investment by maintaining a specific level of uniformity between properties
 - Covenants are available for review on our website
 - A change to the covenants requires a recognized signature by 60% of the Lot owners
 - Typical issues – trash cans out front of the house, broken down vehicles in driveways, campers and boats in driveways too long
 - Items requiring approval – fences, pools, any item requiring a foundation and building permit, painting of your house



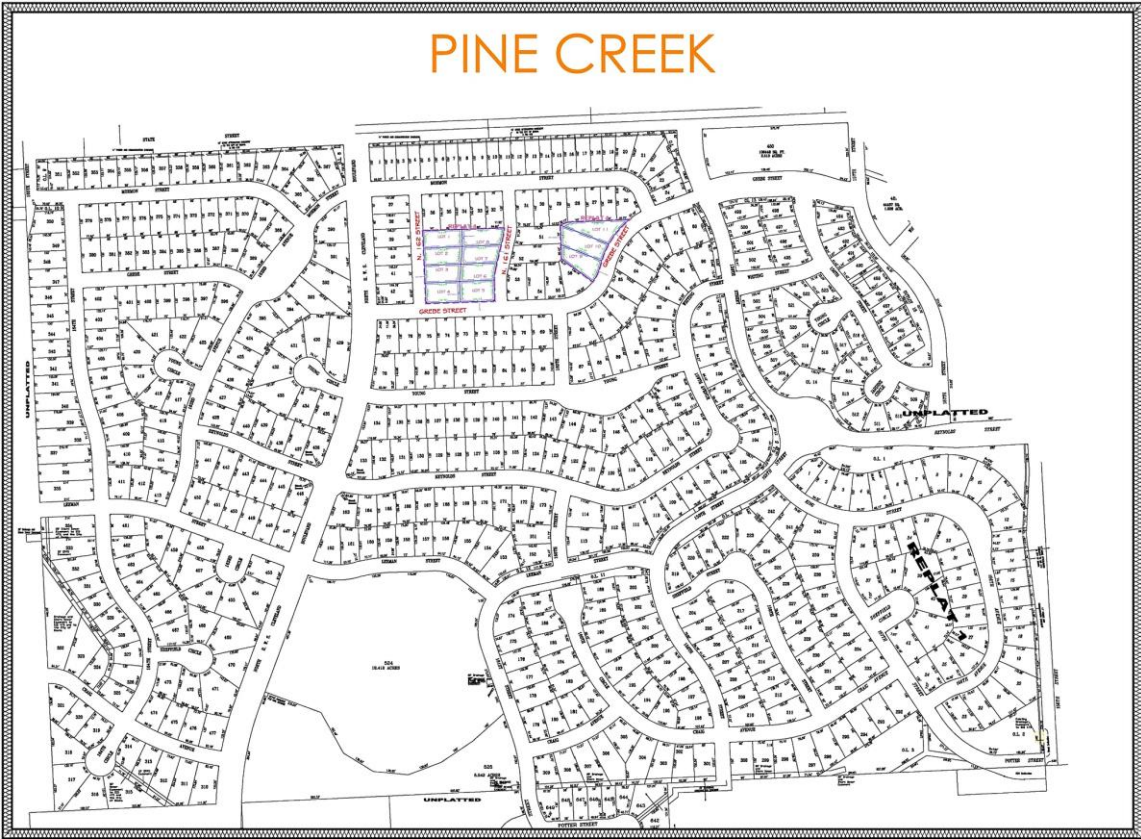
Covenants and Enforcement

- 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 and document the violation with dated photos
- 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/lawyer for resolution



Status of Lots

- 657 total lots, 14 are not built on



2019-2020 Financial Overview

- The HOA ended 2019 with a balance of \$113,783.88
- Dues for 2020 will \$75 per privately owned lot. They are proposed to increase 25%/year for the next 4 years.
 - Items to know/remember
 - If you own two lots, each lot requires payment
 - Villa residents pay both the yearly dues as well as monthly maintenance dues
 - By 2024 dues will be \$181/year
- Dues letters have been mailed, due by January 31, 2020 without incurring late fees
 - Payments can be mailed to
PCHOA
PO Box 236
Bennington, NE 68007
 - Made online via PayPal on our website
- Checks are processed in batches starting in January 2020



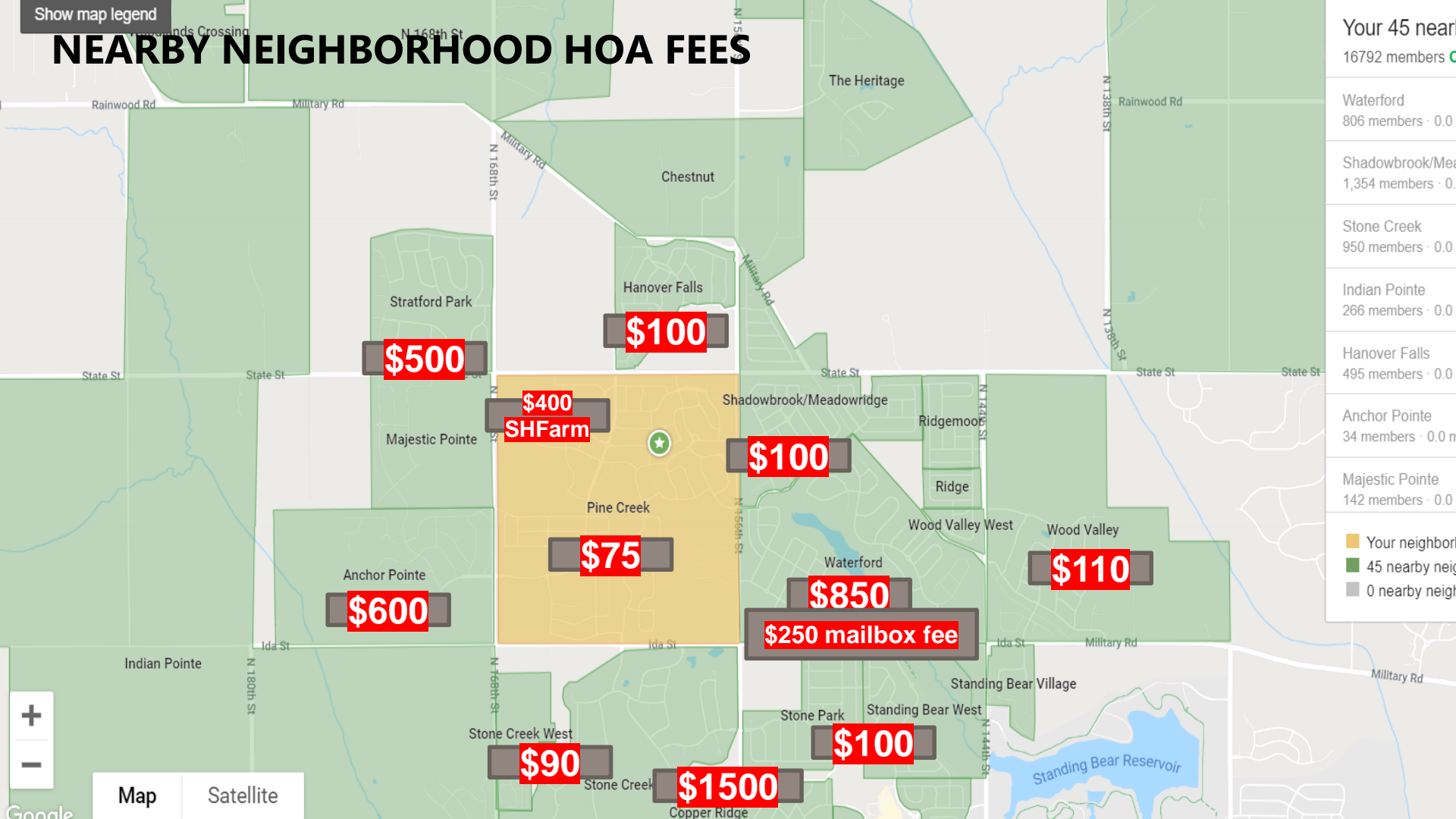
2020 Dues

- Why the increase?
 - Update to reflect escalation of costs both now and in the future
 - Build reserves to maintain level of service and maintenance when annexation occurs
 - Example mowing and landscaping is currently \$150,000 for 2019
 - Offset any services that drop off once taken on by the City after annexation
 - Provide funds to implement public improvements including:
 - Greenspace/park
 - Entrance signs
 - Splash park
 - Mail box banks
 - Light pole pennants
 - Perimeter fence
- Other neighborhood HOA dues exceed ours including those without pools



Show map legend

NEARBY NEIGHBORHOOD HOA FEES



Your 45 near

16792 members · 0.0

Waterford

806 members · 0.0

Shadowbrook/Meadowridge

1,354 members · 0.0

Stone Creek

950 members · 0.0

Indian Pointe

266 members · 0.0

Hanover Falls

495 members · 0.0

Anchor Pointe

34 members · 0.0 m

Majestic Pointe

142 members · 0.0

Your neighborhood

45 nearby neighborhoods

0 nearby neighborhoods



Map

Satellite

Google

Financial Summary

Pine Creek HOA Finance Summary			
Month	Start Balance	Deposits	Withdrawals
January	\$ 87,881.22	\$ -	\$ -
February	\$ 87,881.22	\$ 2,823.45	\$ (760.90)
March	\$ 89,943.77	\$ 725.00	\$ (1,382.60)
April	\$ 89,286.17	\$ 26,234.68	\$ (545.73)
May	\$ 114,975.12	\$ 508.67	\$ (118.66)
June	\$ 115,365.13	\$ 798.36	\$ (175.32)
July	\$ 115,988.17	\$ 308.62	\$ (567.58)
August	\$ 115,729.21	\$ -	\$ (197.52)
September	\$ 115,531.69	\$ -	\$ (300.00)
October	\$ 115,231.69	\$ 1,768.40	\$ (2,061.52)
November	\$ 114,938.57	\$ 162.49	\$ (977.50)
December	\$ 114,123.56	\$ -	\$ (339.68)
YE 2019	\$ 113,783.88	\$ 33,329.67	\$ (7,427.01)



2020 Budget

2020 Pine Creek HOA Budget

	<u>Residents*</u>	<u>Fee</u>	<u>Sum</u>	
Income	643	\$75.00	\$48,225.00	
Administration		18%	\$8,587.06	<i>(i.e. Mailing, Legal fees, Website, CPA tax, IRS Audit, etc.)</i>
Maintenance/Improvements/Reserve		50%	\$24,112.50	<i>(i.e. Grounds upkeep and beautification)</i>
Community Activities		18%	\$8,680.50	<i>(i.e. Fall Festival, July 4th Community Event, other community events)</i>
Misc.		10%	\$4,822.50	
			\$46,202.56	Total Expenses
			\$2,022.44	Total less expenses
Estimated carryover from 2019 after final expenses			\$113,783.88	

* 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 4 of 3
 - Open
 - Ryan Main
 - Nick Schulz
- Junior Class, serving year 3 of 3
 - John McMenamin
 - Eric Hevi
 - Open
- Sophomore Class, serving year 2 of 3
 - Kelsea Bernasek
 - Michelle Hughes
 - Joel Stenberg
- Freshmen Class, serving year 1 of 3
 - Rob Rodriguez
 - New 1, 2, 3 people?



PCHOA Board

- Communication and Things to Remember
 - Remember the Board is comprised of volunteers who have full time jobs and other responsibilities
 - Responses to emails may not be immediate but we try and respond within a week at the latest
 - Board members are your neighbors and are working to maintain the quality of the neighborhood and make this a desirable neighborhood to protect your investment



PCHOA Board

- 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
- Do you want to join the PCHOA board or know someone who would be interested?
 - We are looking for volunteers and new faces
- Names of Nominations?
 - Open
 - Open
 - Open



Questions
?

