



# PINE CREEK

Home Owners Association

**Annual Neighborhood  
Meeting  
January 17, 2018**

# Agenda

- 2017 Accomplishments
- Community Events – Michelle Strecker
- Neighborhood Watch – Mary Kay Tom Mans
- New Project Ideas
- Covenants and Enforcement
- PC remaining lots
- HOA Financials and 2017 Dues
- Financial Summary
- HOA Board and Open Positions

# 2017 Accomplishments

- HWS Cleveland and State Street Entrance Sign
- Three community Events
  - Easter Egg Hunt
  - 4<sup>th</sup> of July Parade
  - Fall Festival
- New website - <https://www.benningtonpchoa.com/>
- Neighborhood Watch
- Additional speed signs
- Street repairs (SID)

# Community Events

- BIG THANK YOU to entire group
- Three community Events
  - Easter Egg Hunt
  - 4<sup>th</sup> 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

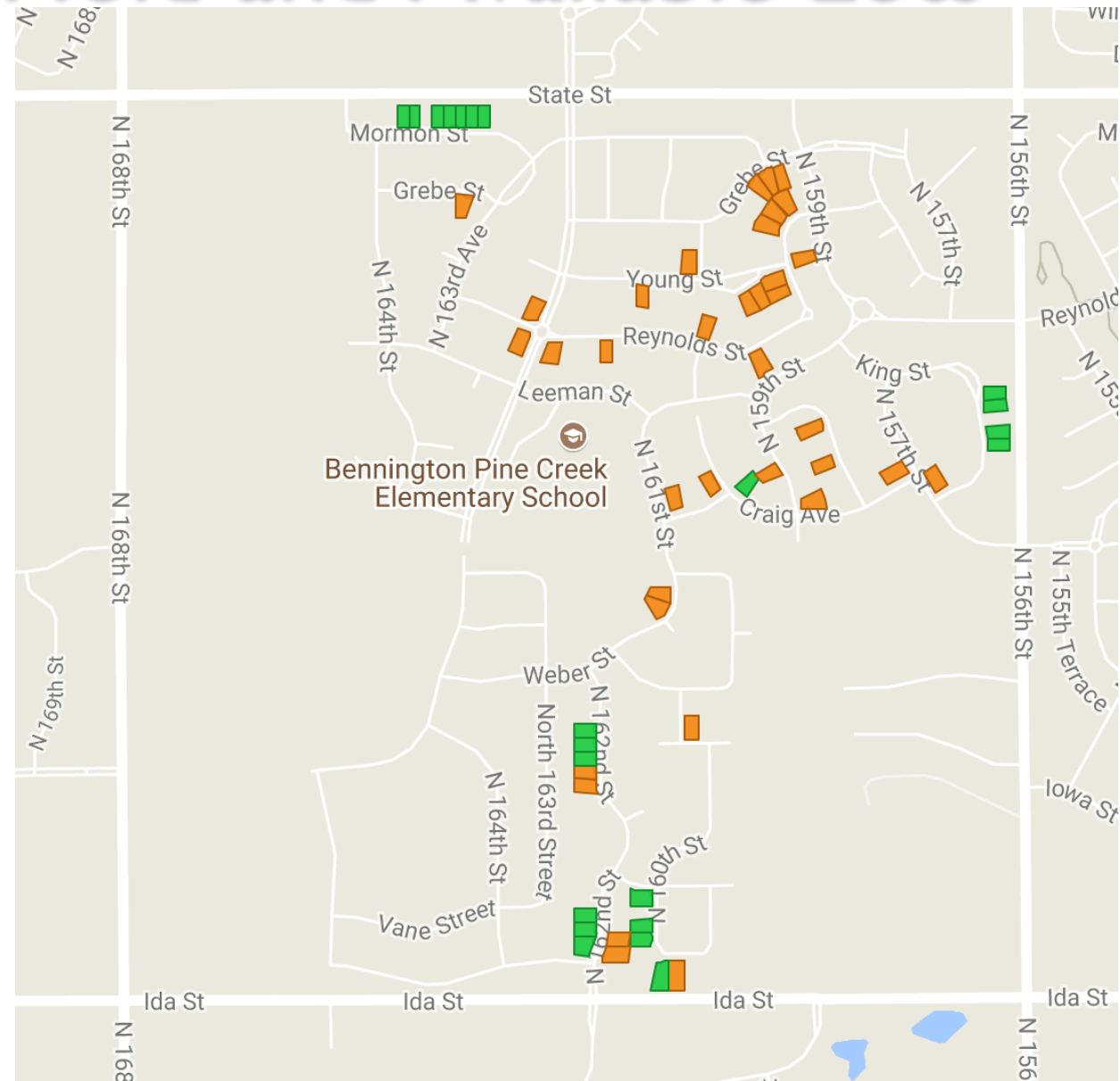
# New Project Ideas

- Discussion of prioritizing what we want...
  - Other requests?  
What do we want and can we actually do it?
- Entrance Signs, 156<sup>th</sup> & Reynolds, 156<sup>th</sup> & Potter
- Uniform Mailboxes
- Public Spaces
- 4<sup>th</sup> of July fireworks show
- Your thoughts?

# 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





# HOA Financials

- The HOA ended 2017 with a balance of \$60,378.96
- Dues for 2018 will be unchanged, \$60 per owner occupied lot

# FINANCIAL SUMMARY

<b>Pine Creek HOA Finance Summary</b>			
Month	Start Balance	Deposits	Withdrawals
January	\$ 48,491.17		\$ 1,718.70
February	\$ 46,772.47	\$ 17,534.32	\$ 19.20
March	\$ 64,287.59	\$ 8,758.36	\$ 364.50
April	\$ 72,681.45	\$ 1,355.72	\$ 287.27
May	\$ 73,749.90	\$ 323.34	\$ -
June	\$ 74,073.24	\$ 757.87	\$ 156.98
July	\$ 74,674.13	\$ 359.37	\$ 675.61
August	\$ 74,357.89	\$ 565.16	\$ 8,238.15
September	\$ 66,684.90	\$ -	\$ 236.24
October	\$ 66,448.66	\$ 700.66	\$ 2,059.27
November	\$ 65,090.05	\$ 170.74	\$ 1,505.00
December	\$ 63,755.79	\$ 25.82	\$ 3,402.65
YE 2017	\$ 60,378.96		

# 2018 Budget

2018 Pine Creek HOA Budget						
			Residents*	Fee	Sum	
Income			550	\$60.00	\$33,000.00	
Administration				19%	\$6,217.63	(i.e. Mailing, Legal fees, Website, CPA tax, IRS Audit, etc.)
Maintenance and Improvements				50%	\$16,500.00	(i.e. Grounds upkeep and beautification)
Community Activities				20%	\$6,600.00	(i.e. Fall Festival, July 4th parade, other community events)
Misc.				10%	\$3,300.00	
					\$32,617.63	Total Expenses
					\$382.38	Total less expenses
Estimated carryover from 2017 after final expenses					\$60,378.96	

\* 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

- Outgoing Class
  - Trent Hauschild
  - Nate Schmaderer – existing member, continued for additional year
  - Matt Bornhorst
- Senior Class, serving year 2 of 3
  - Open
  - Ryan Main
  - Nick Schulz
- Last years class, serving 1 of 3
  - John McMenamin
  - Eric Hevi
  - Open
- Need to fill 5 slots

# 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
  - Kelsea Bernasek
  - Joel Stenberg
  - Michelle Hughes
  - Rob Rodriguez
  - Ted Cecava



**QUESTIONS?**

# Developer aka “Declarant”

- Original developer filed bankruptcy
- Debt taken on by the “Declarant” State Street Investments – CBS Homes
- Duties
  - Manage the sale of lots
  - Manage the upkeep of vacant unsold lots
  - Develop and enforce covenants
- Entrance markers and beautification should have been done by original developer but were not.



# Sanitary Improvement District (SID) 473

- Board made up of 5 individuals
  - 3 of those are PC residents
- Resident property taxes go to support the repayment of the debt owed to the city for the tax bonds and debt of SID 473
- Duties
  - Finance the installation and maintenance of roads, sewers, public greenspace through taxes and bonds
  - Manage the maintenance and upkeep of all public areas of PC
    - Currently there are two contracts to support these efforts
      - Mowing – exclusive responsibility but shared with another subdivision
      - Upkeep/Maintenance – roundabouts, islands, fertilization, aerations, spraying, etc.

# Dues Structure

- During the fall meeting we discussed a 5 year dues structure rate increase
  - Purpose - ensure PC is self-sufficient once the SID is dissolved and can maintain all items they currently cover
  - Per the covenants, the association can only increase dues by 25% annually and it must be voted on by the membership
  - Plan to take an email survey to get a vote on the increase.

## Dues structure cont.

- 2018 - \$75
- 2019 - \$93.75
- 2020 - \$117.19
- 2021 - \$146.48
- 2022 - \$183.10