

## **2020 – “Year in Review”**

### **Events**

All social events normally sponsored by the HOA were cancelled due to COVID-19. Even though our pool was not open this summer, normal repairs and maintenance were conducted per requirements of the county health department and recommendation of our pool management company.

### **Property Improvements**

1. Improved security cameras were installed and entire system was upgraded
2. Tennis courts were re-surfaced and pickle ball lines added to one court
3. Tree roots causing damage to the tennis courts were cut out
4. Parking lot was “rejuvenated”, a section of failing asphalt was replaced, and new parking lines, speed bumps, fire lanes and directional driving signage was re-painted
5. A concrete pad was added in front of the dumpster to prevent future damage to the asphalt in the parking lot.
6. Significant renovations to the pool were completed including the installation of new stairs, new coping stone, white coat, waterline tile. An ADA chair lift was acquired. A core sample test was conducted to the pool wall. The structure of the concrete was found in good condition.

### **Administrative**

1. Pool contract pricing was re-negotiated to reflect a decrease in charges which in-turn, allowed the club to extend a credit to S&T members for 2021.
2. HOA and S&T budgets were reviewed to cut any non-essential expenditures, re-align for the minimum wage increase for lifeguards, and evaluate impact of loss in revenue.
3. A system was developed for issuing all S&T members who paid their dues in 2020 a credit toward their 2021 dues.
4. Pool dues deadline was delayed seven months and all late fees waived, to assist those who may be struggling financially due to COVID-19.
5. Community-wide covenants inspection was delayed from spring to fall due to COVID-19.

6. The Board worked with the Pool Committee members to develop a COVID-19 based plan for opening the pool for a SAFER 2021 season. The plan will meet all necessary County, State and Federal requirements and focus on providing members with fairness in scheduling pool usage.
7. The Pool Rules, Regulations and Procedures amendment was passed.
8. A "Sidewalk Committee" was developed and members previewed entire community to detect and report trip hazards to VDOT.
9. An audit of the 2019 books was conducted by an independent CPA
10. Reserve study was moved up and performed in 2020 to assist in necessary budget planning and recovery for 2020 and 2021.
11. A vote for an amendment of the Association's declaration continues

## **Financial**

### **HOA**

- Most expense line items came in close to projected budget.
- There were 3 unpaid HOA dues in 2020 which were turned over to legal for collections.
- The reserves will be 100% funded as of January 1, 2021

### **S&T**

- Most expense line items came in close to projected budget.
- There were 21 unpaid swim and tennis memberships in 2020 which were reclaimed by the club.
- The reserves will be 100% funded as of January 1, 2021

## **Plans for 2021**

1. Safely and successfully open the Hiddenbrook pool for the 2021 season
2. Update new pool rules to include COVID restrictions and guidance
3. Develop a new check-in process and scheduling system for 2021 pool season
4. Increase volunteers for the HOA committees
5. Sell club owned pool memberships
6. ARC Guideline Revisions