



e-mail: rhoaboard@restonheights.com

www.restonheights.com ~ Annual Meeting Issue ~ January 2019

Annual Meeting February 9

This year's Reston Heights Homeowner's Association Annual Meeting will take place on Saturday, February 9, 2019, in the Community Room of the East District Police Station, 809 S. Thompson Drive, from 10:00 AM – 12:00 PM. This is your chance to provide input into how our Association operates. Please plan to attend!

The main topic to be discussed at the meeting is how to fund the Association's deferred maintenance of commonly owned areas. Reston Heights was created by a developer in the late 1990s. At that time, the fence and landscaping were installed in a common area along Sprecher Road, along with an underground sprinkler system to provide water for the then-newly planted foliage. Care and maintenance of the fence, sprinkler system, and plants is now the responsibility of the Reston Heights Homeowner's Association (RHHA). This is in addition to the regular maintenance (lawn care and snow removal) of the common boulevards and sidewalks in the neighborhood.

Because everything was new when installed, little maintenance has been required up until now. But, as our landscaping, fence, and sprinkler system age, they need attention. In recent years, almost all of the landscaping has deteriorated to the point of needing removal or replacement. In addition, we have ash trees along Sprecher all succumbing to the ash borer. In 2016, the Association spent about \$6,000 to do some sorely-needed cleanup of this corridor. In 2018, we spent another \$1,500 to remove 3 dead ash trees, but there is more to do. Parts of the fence need attention, more trees need to be removed, and more landscaping needs to be replaced.

The 2019 Proposed Budget is shown on page 2. Note that this Budget includes our typical expenses such as lawn care and snow removal, but only a small amount for landscaping and deferred maintenance.

At this year's Annual Meeting, the Board would like to have a discussion about the funding the needs of the deferred maintenance mentioned above. Please join us for this discussion about the future funding of our Association's deferred maintenance. (For those wondering how Door Creek's dues can be so low, we researched it. They have a much different setup than we do. They do not have the common areas to mow or shovel; They do not have commonly owned fencing and landscaping that we do.)

Finally, to fund the 2019 Proposed Budget of \$23,200.00, the annual dues will be **\$140 per property, with a \$125 prompt pay option.**

Business Agenda

- ✓ Discussion of How to Fund Sprecher Road Deferred Maintenance
- ✓ Review 2018 Financials and 2019 Budget
- ✓ Dues Amounts and Due Dates for 2019
- ✓ Nomination and Election of Officers
- ✓ General Membership Q & A



2019 Association Dues, Reminders, and Related Information

Dues are due by May 31, 2019. The Board will again offer a prompt-pay discount ONLY if complete amount of dues are received by April 1, 2019.



2019 PROPOSED BUDGET	
Dues Revenue+Bank Interest	\$23,200
Expenses	
Landscape Along Sprecher	\$2,000
Legal	200
Lawn Maintenance	11,000
Snow Removal	5,000
Water	2,500
Electricity	350
Repairs/Maintenance	250
Insurance	975
Copies/Postage	450
Website/Misc	475
	<u>23,200</u>

Effective for 2019, dues are increasing to \$140 per property, with a \$125 prompt pay option. We strive to run as efficiently as possible, but we continue to see price increases in almost all areas, some which have been significant. Plus, with the Association now funding snow removal for the common-area sidewalks, we will have spent about \$22,000 in 2018 for operating expenses, not including addressing the landscape issues along Sprecher. In 2017, the cost for the same set of operational services was about \$19,000. This is only the second dues increase since management of the Association was transferred from the Developer to the Homeowners in 2008.



If you are interested in becoming involved in the RHHOA Board, please let us know by sending an e-mail to rhhoaboard@restonheights.com. **WE WOULD LOVE TO HAVE NEW INPUT AND VOICES ON THE RHHOA BOARD.**

Planning to Landscape or Remodel This Spring?

Any changes to the outside of your property must first be approved by the Architectural Control Committee. If you are thinking about building a deck, landscaping, or any other project, you must submit a proposal in writing for approval by the ACC. Questions? Contact the ACC at rhhoa-acc@restonheights.com.

Neighborhood Restrictions Enforcement

The board has an attorney to assist the ACC in neighborhood restrictions enforcement. The first notice of restriction violation will allow for 10 days to rectify the issue; if issue is not rectified after 10 days, a second letter will be sent notifying the property owner that the attorney will take legal action if the situation is not rectified after 3 additional days. Property owners will be responsible for fees to file the lien, as well as attorney fees.



Mailbox Up-Keep – Please note that as you recondition your mailbox, there are requirements for painting/staining mailboxes. The following are the approved colors, found at Sherwin Williams:

- Post – Woodscapes, Solid Color House Stain, Deep Base 6403-33522, SW2043 Canoe
- Mailbox Support – Cedar Deckscapes, Toner A15T452, 6403-5945
- Numbers on Mailbox – Enamel Acrylic Latex Satin, Ultra Deep Base 6403-25981, 529 Garden Green

The Canoe color may to be used on both the post and mailbox support so that folks only have to purchase two colors vs. three to maintain their mailbox. Neighbors could pool their resources and jointly purchase the painting supplies to avoid large quantities of left-over paint. (On a related manner, the Board has no issue with filling the newspaper box with paper/wood to avoid nest-building by the birds.) **A neighborhood resident is willing to do mailbox reconditioning at a reasonable cost. Contact Tony Pullara at 241-0530.**



Website Updates – Our website keeps RHHOA members updated on meeting minutes, contact information, covenants, etc. Please visit <http://www.restonheights.com>. Pam Wallenfang is our webmaster.

Keep our Neighborhood Safe!

Please immediately report any suspicious activity to the police.

Non-Emergency Dispatcher: 255-2345 | East District: 266-4887 | Emergencies: 911

For **non-emergency issues**, the City of Madison Citizen Self-Reporting System is available at the following website address: <https://www.cityofmadison.com/police/selfreport/selfReport.cfm>.

- Check Person
- Check Property
- Civil Dispute
- Damage to Property
- Information
- Landlord/Tenant Trouble
- Neighbor Trouble/Disputes
- Stolen Bicycle
- Suspicious Person
- Theft From Auto
- Threats Complaint
- Suspicious Vehicle
- Theft

We encourage the reporting of incidents that could potentially affect all residents so that the police have documentation of activity happening in the neighborhood. Dog disturbances should be addressed by approaching the homeowner first, then the police, not the ACC. Report a problem to other various city agencies at: <https://www.cityofmadison.com/reportaproblem/> Report street light outages at the following website address: <https://www.cityofmadison.com/reportaproblem/streetlights.cfm?requestType=light>.

Who Are My Elected Officials?

Aldersperson – Amanda Hall. Information about Amanda may be found at <https://www.cityofmadison.com/council/district3/>.

County Supervisor District 16 – Jamie Kuhn – 608-616-0084
State Assembly District 48 – Melissa Sargent – 608-266-0960
State Senate District 16 – Mark Miller – 608-266-9170

PROXY FOR ANNUAL MEMBERSHIP MEETING OF LOT OWNERS OF Reston Heights Homeowners Association

NOTE: This document is completed by a dues-paying lot owner to appoint a proxy (1 per lot). A proxy is allowed to cast the vote of a lot owner if one cannot attend a meeting. There are a number of issues in a meeting that may come to a vote. You are encouraged to familiarize yourself with the issues to ensure your proxy is aware of your preferences.

I, _____, am a dues-paying owner of Lot # _____ in Reston Heights. I hereby appoint and authorize _____ to act as Proxy and to perform my vote at the following Annual Meeting of Lot owners which will be held on Saturday, February 9, 2019, from 10:00 AM to 12:00 PM, East District Police Station. This proxy shall be void if I personally attend the said meeting.

IN WITNESS WHEREOF, I have executed this proxy on this _____ day of __, 20__.

Lot Owner Signature _____

(Printed Name) _____

RHHOA Board Directory

The Reston Heights Homeowner's Association (RHHOA) is comprised of homeowners (lot owners) of primarily single-family houses along with duplexes, multi-family units, and vacant land. Membership in the RHHOA is dictated by property title/ownership. The main purpose of the RHHOA is to maintain building architectural uniformity as outlined in the "Restrictions for Reston Heights East the City of Madison, Dane County, Wisconsin." Another purpose of the RHHOA is to ensure that common areas owned by the RHHOA (primarily grassy areas) are properly maintained. Finally, an Architectural Control Committee (ACC) addresses any outside work done on properties - i.e. deck, addition, satellite installation, porch, fence, etc. - reviewing/approving alterations prior to work commencing.

Both the Board and ACC are comprised of volunteers – Reston Heights homeowners who care about our neighborhood. Without volunteers, we would be required to hire an outside organization to run the Association, as our existence and activity is required by covenants with the City of Madison. Please e-mail rhoaboard@restonheights.com with any questions.

Board:

President – Julie Weston
Vice-President – Greg Murray
Secretary – Jeff Robbe
Treasurer – Karen Kucharz

ACC Members:

Terry Warnke, Chairman
George Gille
Greg Murray
John Rolfsmeyer
Zach Jensen

RHHOA
Box 7603
Madison, WI 53707-7603

**RHHOA
Annual Meeting
Saturday,
February 9, 2019 !**