

## **President's Newsletter, January 12, 2021**

### **Fellow Cedar Cove Homeowners,**

**NAI FMA Realty:** We began 2020 with Dayton Stange as the Property Manager for the Cedar Cove HOA. Jacque Buller has since taken over responsibilities as Property Manager. I learned on January 8 that Jacque will be leaving NAI FMA at the end of January. Dayton Stange will take over effective immediately as interim Property Manager. Dayton will be training Jamie Meyer to become our new Property Manager.

**Board of Directors:** The Board of Director positions are currently President, Dan Nissen; Vice President Don Stevens, and Members Ken Cousino, John Knudsen, and Jim Kinkennon. Ashley Pierce resigned from the Board on Dec 29, 2020 as they have sold their home and will be moving in January. Jim Kinkennon has volunteered to complete Ashley's term on the Board. Members Dan Nissen, Ken Cousino, and Jim Kinkennon's terms are complete in April 2021. Don Stevens and John Knudsen's terms are complete in April 2022. The last two Board meetings, Nov 24 and Dec 30, were conducted via Zoom. Minutes have been posted on the HOA website.

**2021 Budget Proposal:** The 2020 financials were reviewed with NAI FMA at the Dec 30<sup>th</sup> board meeting. The review included actual expenses through November and estimates for December. A detailed summary of this review can be found in the Dec 30<sup>th</sup> meeting minutes. In summary, we are anticipating a budget deficit of approximately \$1,750 for 2020.

Water costs and sprinkler repairs were much higher in 2020 than in 2019 and are the cause for the deficit. Sprinkler repair expenses for 2021 are expected to be similar to the 2020 expenses. Also, the contract with Jason's Lawn and Landscaping, LLC expires March 31, 2021. Jason's participated in the Nov 24 meeting and indicated he was going to submit a new proposal with increased costs. Assuming water and sprinkler repair expenses are similar to 2020 levels and the increased costs for lawn service, we are anticipating a budget deficit of approximately \$9000 for 2021. **As a result, we are proposing an increase to HOA dues of \$10 per month starting in February 2021 pending completion of the action items in the following paragraph.** This increase will cover the expected deficit in 2021 and recover the 2020 deficit.

**Lawn Care/Weed Control:** We have heard from many frustrated homeowners about the abundance of weeds, brown spots, and in general poor lawn care. Lawn care was discussed in length with Jason's at the Nov 24 Board meeting. Jason's is including options for improved lawn care in his 2021 proposal. We have also discussed with NAI FMA about obtaining bids from other lawn service companies. These are part of the Action Items assigned to NAI FMA during the Dec 30 Board meeting. Completing these Action Items will enable us to finalize the anticipated HOA dues increase.

**Snow Removal:** Two inches of snow is required before Jason's will come out to clear snow. They will not come out until after the snow has stopped. They are also responsible for removing snow at commercial sites. These commercial sites have priority over the Cedar Cove HOA. Please be patient when it comes to snow removal. Jason's will get to us. Their contract also includes one salt application in case of ice. Additional salt applications are charged separately so homeowners are encouraged to also keep salt on hand for minor storms.

**Tree Removal:** I have been contacted by a representative of Davey Resource Group. They are under contract with Lincoln Electric System for removal of trees that may affect LES power lines. LES has a 40 foot easement from the center of the powerline that runs east to west on the

north side of Leighton Avenue. Davey Resource Group has asked permission to remove some elm and locust trees from the drainage ravine, an elm tree in common area near the first sprinkler main, and an elm tree on private property on the west side of Cedar Cove that are in the easement and could eventually interfere with the power lines. The trees currently do not interfere with the power lines but are much less expensive to remove now when the trees are smaller. Davey Resource Group will also remove the volunteer growth that is in the easement. This should improve the appearance of the drainage ravine. They have received approval from the private homeowner and, after discussing with the Board, I have provided approval for the tree removal on HOA properties. Tri Point will perform the actual tree removal and are planning to start work the week of January 11.

Submitted by Dan Nissen, President, January 12, 2021