

## **President's Report Fall 2017**

### **Cedar Cove HOA**

#### **MONTHLY ASSESSMENT INCREASE - 2018**

The HOA Board voted to increase the monthly HOA dues to \$80.00 per month beginning January 1, 2018. This increase is in part to cover the costs of the new recycling program.

#### **RECYCLING PROGRAM - 2018**

As you are all aware, the Board has voted to institute a recycling program for the Cedar Cove HOA effected April, 2018 for the entire community for a nominal fee of \$5.00 per house. This decision was made to address the City wide mandatory recycling of cardboard products. Homeowners are not allowed to put cardboard in the regular trash. Uribe, who is our current trash hauler, will be fined \$100 per load if there is cardboard found in the regular trash. Additionally, Uribe will not pick up any homeowner's regular trash if they see cardboard in the container. A separated recycling container will be provided to all homeowners and all recyclables will be allowed in the container. A list will be provided to all homeowners of what those items are and will also be made available on the HOA webpage. The Board feels this is a program that will benefit the entire community as a whole for a nominal fee.

There have been some questions regarding this decision that we would like to address to the entire community:

*Q: I currently take my own recycling. Can I opt out of the program and not pay the additional \$5.00 fee?*

*A: Opting out is not an option. To insure, that we as a community comply with the mandatory cardboard recycling effort, all homeowners will participate in the Uribe \$5.00 per month increase. If opting out were an option and that opted out homeowner put cardboard in the regular trash, Uribe would pass on the assessed fine to the HOA.*

*Q: I have my own recycling company I use and pay for. Do I need to cancel that service and switch to yours?*

*A: Yes. We would recommend that you cancel the service YOU are paying for and participate in the community recycling program as we are positive it will be less expensive for you.*

*Q: If the recycling program does not start till April 2018, why start the assessment in January?*

*A: As you know some owners have lived here for 7 years and there has never been an increase in the monthly dues. Since then the HOA costs for services has increased to the point that there is no cushion in our budget. If there were some emergency repairs or costs for unforeseen situations, we would not be able to cover those costs. We would need to take out a loan or charge a special assessment to cover any costs. It was decided that the of \$1,800 collected from January – March would be beneficial cushion to the HOA.*

## **SPRINKLERS**

2<sup>nd</sup> main – Currently the plumber that will be performing the work for Cummins to install the 2<sup>nd</sup> main for the sprinkler system is going back and forth with the City on where they would be allowed to “tap in” for water access. Your board and NAI FMA are staying on top of the situation and are continuing to push to get this project completed without any further road blocks from the City.

Due to the continual issues and increased maintenance costs of the sprinkler system, NAI FMA and the Board will be signing a new contract and implementing a new sprinkler maintenance policy for all homeowners, including once a month sprinkler maintenance for non-emergency items. These new policy and guidelines will be shared with all in the spring of 2018 BEFORE the system is turned on. These new guidelines will help rein in the rising costs that we have seen over the last 12 months in sprinkler expense.

## **SNOW REMOVAL**

Beginning this winter, per the new contact signed with Blades they will be putting deicer on all drives and sidewalks when needed including the common area sidewalks. This will be at Blades discretion and does not mean that all snow storms will warrant deicer to be applied. Please continue to take the necessary steps and precautions for your own safety and apply deicer between visits by Blades, if needed. As always, you can contact NAI FMA if there is an issue you are having.

## **NEIGHBORHOOD WATCH**

The HOA will be initiating a Neighborhood Watch Program if there is enough community interest. There have been several thefts from homeowner's cars and garages. Purses and a briefcase with a company computer inside were found in open areas on HOA property. More on this will be coming out soon. We all need to be more vigilant and aware of our surroundings.

Thank you

Dave Fitzekam, HOA Board President