

NEWS IN THE WOODS – WINTER 2023

CONNEMARA WOODS HOME OWNERS ASSOCIATION

MESSAGE FROM CWAH PRESIDENT, SAM KALEEM

This has been quite a relatively good year so far.

Corona Virus is almost history although we still need to generally wear a mask to protect ourselves. The CDC gave new guidelines for Covid variations. Also because of winter, FLU and RSV are on the rise. Do check out the CDC website for latest updates.

We have been having our monthly board meetings via Zoom, but started to meet for the 1st time in October at my house. It was great to see those who attended. A couple still joined via Zoom for their own reasons.

We had our annual meeting along with the picnic in the fall. It seems that everyone had a good time at the picnic. The annual meeting went very well too.

Financially we're still doing very well. People have been up with their yearly dues, although there were some minor issues. So I'm happy to report that we've been staying within our budget. Our 2023 budget, and last year's actual budget, are included on the back of the 2023 annual assessment letter. For security reasons, it will not be posted on our website.

There haven't been many home sales; however, those that have gone on market sold pretty quickly. I would like to take this opportunity to welcome our new home owners. I know you will enjoy our community.

Our contact info is available on our website, <http://connemarawoods.org> If you have any questions, please check with Joy Malmberg. She will direct the message to others as necessary.



Since our neighborhood does not have street lights, the board requests that you please turn on your porch lights at night to keep our neighborhood a safe place for our community.

A message from our Architectural Review Committee Chairman, Pat Williams:

As a result of the Fall walkthrough, The Board has noticed many neighbors continue to store their trash cans in front of their homes. The Board is asking all residences of Connemara Woods to remember to bring your trash cans from the street in a timely manner after trash pick and store them out of sight from the street view. Also, please be sure to pick up trash that may have fallen out during trash picks. Please help us keep up our neighborhood's appearance as trash cans in front of homes are unsightly. Piles of yard debris, trash bags and piles of leaves need to be removed as well.

Additionally, there are several homes with siding that would greatly benefit from a pressure wash this coming spring. Over time, algae, mold, and mildew growth can migrate under the siding and lead to expensive replacements, significant health concern and negatively impact curb appeal .

Let's continue to make Connemara Woods a desirable place to live.

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Picture taken from our neighborhood
on October 27, 2022

Homeowner Dues Increase for 2023

The CWHA Board of Directors found it necessary this year to increase the annual dues assessment to \$315, an approximately 8.6% increase from the \$290 assessment of 2022. The homeowners association operating costs have been affected by the inflation our economy has been experiencing and have increased significantly over the last two years.

The biggest part of the operating budget is the grounds maintenance cost for the neighborhood common areas. This budget item accounts for more than 75% of the operating costs and has increased about 14% from what it was in the 2021 fiscal year. Other budget items have also seen significant increases.

Last year the Board chose to keep the dues at the same level as the previous year, which resulted in an estimated budget shortfall of \$578. While there was enough money in the operating fund to cover this shortfall, continuing to operate with a significant budget shortfall is not sustainable. This year, even with the dues increase, there is an estimated budget shortfall of \$26.88. The CWHA Board of Directors appreciates your understanding as we take the needed measures to manage our increasing costs.

The Board members and positions are as follows:

Sam Kaleem, President, President@ConnemaraWoods.org
Catherine Hawkins, Vice President
Tyson Malmberg, Secretary, Secretary@ConnemaraWoods.org
Elizabeth Nassar, Treasurer
Patrick Williams, ACC Chair
Mike Cao, Grounds Chair, Grounds.Chair@ConnemaraWoods.org
Joy Malmberg, At-large member and assistant to Secretary



If you have any questions or comments about the newsletter, please contact Joy Malmberg at
Joy@TysonMalmberg.net.