



e-mail: rhoaboard@restonheights.com

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

Annual Meeting February 15

This year's Reston Heights Homeowner's Association (RHHA) Annual Meeting will take place on **Saturday, February 15, 2020, 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!

This year we are structuring the meeting and dues collection discussion differently than in year's past. Typically, this newsletter has provided an update on the RHHA, set the annual meeting date and let neighbors know how much dues are for the upcoming year.

However, this year the Board thinks we will need to raise the dues by about \$40 to \$60 per lot compared to last year's dues. This is a potentially significant increase. Therefore, instead of just having the Board set the dues and send out bills, we want to get member input at the annual meeting before we potentially raise the dues.

Why do we need to potentially raise dues? Because we need to fix the landscaping along Sprecher Avenue that is commonly owned by RHHA. For most of the past decade the RHHA dues were flat at \$125 per lot, or \$100 if you paid early. During that time, we have run a very frugal budget. Nonetheless the general cost of landscaping, snow removal and sewer costs – our main costs - have continued to rise, despite best practices. As these costs have increased and our meager reserves have dwindled, we have been simply been unable to reinvest in any significant landscaping on Sprecher. This is important for the neighborhood because that landscaping is passed its useful life and unfortunately dying. Most of the edging needs to be repaired, landscape plastic is visible and ripped, and most of the bushes are dead. These repair efforts are likely to cost thousands of dollars, and unless we start to collect additional dues, we do not see how we can begin to fund these repairs. For context, in 2016, the Association spent about \$6,000 to repair the boulevard corridor landscaping at the entry of Sprecher Ave. In 2019, we spent \$1,500 just to remove 3 dead ash trees, but there is more to do.

At the meeting, we will be prepared to discuss three budget and landscaping options. Option #1 is to repair and replace the existing landscaping with similar, but new bushes, trees, edging and rock. This would essentially maintain our current landscaping status quo. This is likely the most expensive option. Option #2 involves removing the dead bushes and trees, and removing the existing rocks and edging; this would all be replaced with grass. This is a less expensive approach and would also have the benefit of lowering our long-term lawn maintenance costs, as we typically spend about \$2,000 per year to weed, spray and prune the landscaping area. Option #3 is a "do nothing" scenario where we keep dues flat but continue to let the existing landscaping simply die and remain dead in place. Note that we do not intend to address the common fence, only landscaping. We have requested proposals for options #1 and #2 and will have those available at the meeting.

Our belief is that if the members agree to options 1 or 2 above, we will plan to save up the excess generated from the increased dues for a two-year period to create a fund that would allow us to perform the landscaping work. Following the meeting we will send out a postcard with the annual dues we set at the annual meeting.

This is an important meeting for the RHHA, so we really encourage you and your neighbors to attend. We hope to see you there to help us make some important decisions concerning the appearance of our neighborhood, which could impact property values.

2020 RHHOA Annual Meeting Agenda

- ✓ Discussion of Sprecher Road Landscaping Options
- ✓ Review 2019 Financials and 2020 Budget
- ✓ Establish and Set Dues Amounts for 2020
- ✓ Nomination and Election of Officers
- ✓ General Membership Q & A



2020 PROPOSED BUDGET	
Revenue (dues same as 2019 +Bank Interest)	\$23,200
<u>Expenses</u>	
Landscape Along Sprecher	????
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
	21,200

This proposed budget **DOES NOT** include any landscaping.

For 2019, actual expenses are projected to come in at \$23,500.

For historical context, the cost for the same set of operational services was about \$19,000 in 2017.

OTHER NEIGHBORHOOD INFORMATION



WE NEED NEW BOARD MEMBERS!!! 😊 Our Secretary is leaving and our Board needs more than two families. We could also use an additional member of the ACC. 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 Need NEW INPUT AND VOICES ON THE RHHOA BOARD.**

Planning to Landscape or Remodel This Spring?

Any changes to the outside of your property must be approved by the RHHOA 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.



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. Note at 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

We encourage the reporting of incidents that could potentially affect all residents so that the police have documentation of activity happening in the neighborhood. 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>. 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/>

Who Are My Elected Officials?

Aldersperson – Lindsay Lemmer. Information about Lindsay 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 the annual meeting. At the meeting we will vote on the budget and dues. You are encouraged to advise your proxy about your preferences on these issues.

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 15, 2020, 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, mowed and snow removed. 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 – Greg Murray
- Vice-President – George Gille
- Secretary – Julie Weston
- Treasurer – Susan Gille

ACC Members:

- Terry Warnke, Chairman
- George Gille
- Jim Meyer
- Tom Breister
- Zach Jensen

RHHOA
Box 7603
Madison, WI 53707-7603

**RHHOA
Annual Meeting
Saturday,
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