

Report of CMHOA Board for 2021

President's Report –

There was no volunteer for the position in 2021 - position was left open.

Vice President Report – (David White)

2021 continued to be a difficult year with the COVID pandemic disrupting the daily lives and routines of everyone.

The HOA board suffered from a lack of volunteers to step up to fill positions on both the HOA and ACC.

We hope that in 2022 this will change, and members will put forward their names to support those board members who continue to volunteer year after year. With renewed support as a neighborhood, we can focus on improvements and social activities that will benefit all.

Communications Report – (Andy Buschine)

With the fantastic support and hard work of Keri & Scott Saul, we have updated the website and taken local control of it. Sincere thanks to both for their work and ongoing support as we continue to improve the website.

New e-mail addresses were set up on the website for the ACC and Treasurer to allow membership to contact them directly.

Membership Report – (Brittney Brooke)

Crenshaw Manor welcomed several new residents in 2021! New members include:

- Andrea Purcell and Gerardo Devalos @ 1026 Jones Wynd
- Laurie Breningmeyer-Donnelly & Larry Donnelly @ 945 Jones Wynd
- Miranda Harper & Alex Wilson @ 1522 Deerberry Lane
- Jennifer Roark @ 1518 Deerberry Lane
- Mark Elms @ 1519 Deerberry Lane

Additionally, our neighbors Zach and Kelsey Cyrus (953 JW) welcomed Baby Cyrus, and Matthew Johnson and Amy King were blessed with the arrival of Baby Johnson in 2021!

Treasurer's Report – (Paul Moseley)

Highlights for 2021

- Total Accounts balance is very strong at \$18,522.39. This is an increase in the accounts balance of \$3,770 from 2020.
- No outstanding membership dues to report for 2021.
- There were no significant costs during 2021 that were not budgeted for.
- Majority of expense \$9,864 came from front entrance maintenance, covering landscaping, irrigation and electrical repairs and upgrades.
- Luminaries were cancelled, but all supplies were purchased in 2020 and will now be available for Christmas 2022.
- The block party expense was not realized in 2021 due to the ongoing COVID restrictions.
- With the COVID restrictions and concerns continuing in 2021, there were no initiatives put forward on other significant front entrance/neighborhood improvements for 2021. This was the major variance against the budgeted spend.
- \$6,013 was retained in the HOA savings account, with very small interest gained over the year. This is being considered as our 'rainy day' fund.

Recommendations for 2022 Budget

- HOA dues to remain fixed at \$200.
- The carry over balance is too high with \$12,509 in the checking account. The goal of the new HOA board and volunteers should be to use these funds for neighborhood improvement projects. Covid restrictions over the past two years has reduced HOA meetings and activity. In 2022, we need to aggressively look for projects and neighborhood involvement to highlight areas for improvement for Crenshaw Manor.
- I suggest \$10k - \$12k could be easily assigned to major neighborhood improvements in 2022.
- Upgraded street signs will be required in 2022 to meet the new federal requirements on sign size and reflectivity. This will require new ornate frames for the existing decorative posts, cost TBD when all specifications are finalized with the Town.
- Assumed that the block party will resume in 2022 (COVID dependent).
- Expect the general landscaping expense for 2022 to be in line with 2021.
- Maintain the \$6k in the savings account as the 'rainy day' fund.

2021 Actual Expense against Budget

	2021 Budget	12/31/2021 Actual	Variance(Over/ Under Budget)	2021 Variance Commentary
Checking Account Carry forward from prior year	\$ 8,740	\$ 8,740	\$ 0	
Member payments received	\$18,600	\$ 18,600	\$ -	
Interest - Delinquent Dues	\$ -	\$ -	\$ -	
Total Revenue	\$27,340	\$ 27,340	\$ 0	
Expenses				
Utilities (water & electric)	\$ 1,200	\$ 832	\$ 368	
Insurance	\$ 1,300	\$ 1,070	\$ 230	
Landscape Maintenance	\$ 8,000	\$ 7,590	\$ 410	
Meeting Expenses	\$ 300	\$ -	\$ 300	No meetings in 2021 due to COVID restrictions
Professional Fees	\$ 500	\$ 772	\$ (272)	Tax Preparation & 1099 filing
Neighbor Gifts	\$ 300	\$ 371	\$ (71)	High number of home sales in 2021
Yard Sale	\$ 150	\$ -	\$ 150	
Directory/Office Expense/Postage/Printing/Website	\$ 750	\$ 508	\$ 242	\$324 was set up of new web site
PO Box Renewal	\$ 100	\$ 134	\$ (34)	Annual increase
Membership Committee	\$ 100	\$ -	\$ 100	
Bank Fees	\$ -	\$ -	\$ -	
Neighborhood Improvements				
Entrance Design Work & Maintenance of Common Areas	\$ 8,000	\$ 2,274	\$ 5,726	Front Entrance Electrical Maintenance and pest control
Landscape Improvements	\$ 4,000	\$ -	\$ 4,000	No projects put forward by Board
Neighborhood Improvements	\$ 100	\$ -	\$ 100	
Christmas Lights & Luminaries	\$ 500	\$ 1,280	\$ (780)	Front entrance Christmas lights
Block Party	\$ 2,300	\$ -	\$ 2,300	Cancelled in 2021 due to COVID
Total Expenses	\$27,600	\$ 14,831	\$ 12,769	
Federal Taxes	\$ -	\$ -	\$ -	
Transfer to/from Savings Account	\$ -	\$ -		Transferred from savings account
Cash Balance, end of the year	\$ (260)	\$ 12,509	\$ 12,769	No projects undertaken by Board in 2021
Savings Account Balance	\$ 6,012	\$ 6,013	\$ 1	Interest on savings account
Total Account Balance	\$ 5,752	\$ 18,522		

2022 Proposed Budget

		2022 Proposed Budget	2022 Commentary
	Checking Account Carry forward from prior year	\$ 12,509	Actual
	Member payments received	\$ 18,600	Dues remain at \$200
	Interest - Delinquent Dues	\$ -	
Total Revenue		\$ 31,109	
Expenses			
	Utilities (water & electric)	\$ 1,000	Estimate
	Insurance	\$ 1,200	Estimate
	Landscape Maintenance	\$ 8,000	Estimate
	Meeting Expenses	\$ 300	Estimate
	Professional Fees	\$ 850	Tax Preparation & 1099 Filings
	Neighbor Gifts	\$ 600	Estimate based on 2021
	Yard Sale	\$ 150	Estimate
	Directory/Office Expense/Postage/Printing/Website	\$ 750	Estimate includes web site costs
	PO Box Renewal	\$ 150	Estimate based on 2021
	Membership Committee	\$ 100	Estimate
	Bank Fees	\$ -	
Neighborhood Improvements:			
	Entrance Design Work & Maintenance of Common Areas	\$ 10,000	Quotes & Suggestions required from new Board
	Landscape Improvements	\$ 4,000	Quotes & Suggestions required from new Board
	Neighborhood Improvements:	\$ 100	Maintenance of Book Club
	Christmas Lights & Luminaries	\$ 1,300	Estimate based on 2021
	Block Party	\$ 2,300	Estimate from 2019
Total Expenses		\$ 30,800	
	Federal Taxes	\$ -	
	Transfer to/from Savings Account	\$ -	
Cash Balance, end of the year		\$ 309	
Savings Account Balance		\$ 6,013	
Total Account Balance		\$ 6,322	

Architectural Control Committee Report – (Jason Black)

2021 saw several improvements occur in Crenshaw Manor:

- The landscape lighting in our entrance beds and median continued to be updated with new bulbs and necessary repairs.
- We once again enjoyed the upgraded LED holiday lighting on the four Crepe myrtles at our front entrance. After suffering some vandalism to the lighting on the fencing and wreaths on both sides, it all worked out for a wonderful exhibit.
- As to ACC Permit applications, we approved the following:
 - Tree removal - 10 permits
 - New roof - 5 permits
 - New shed - 2 permits
 - New garage - 1 permit
 - New fence - 1 permit
 - New in-ground pool with fencing - 1 permit
 - New deck with screened-in porch - 1 permit

Respectfully Submitted,

President - Vacant
David White, Vice President
Paul Moseley, Treasurer
Brittney Brooke, Membership
Jason Black, ACC Chair
Andy Buschine, Secretary & Communications

Proposed 2022 Slate of CMHOA Officers

President - **Open**
Vice President - **Open**
Secretary/Communications - Andy Buschine
Membership - **Open**
Treasurer - Paul Moseley
ACC Chair - Jason Black

Proposed 2022 Slate of CMHOA ACC

ACC Member - Theresa Bryant
ACC Member - Butch Sheffield
ACC Member - David White
ACC Member - Phil Clawson