

## **Annual Report of CMHOA Board for 2025**

### **President's Report – (Shelly McPhatter)**

- Repaving of streets by Town of Wake Forst completed and punch items resolved.
- Drainage work occurring/completed at the bottom of Jones Wynn
- Discussions about neighborhood improvements. There is not much common land that HOA controls. Center island Curb and Gutter and potentially the pavers need to be reworked. Curb and gutter could likely be removed and replaced with the funds available.
- New slate of members requested. Meetings held 2-4 times a year with e-mail monitoring and assistance to other Board members.
- Discuss option for neighbor event in 2026.

### **ACC Report – (Todd Fortune)**

All applications submitted to the Architectural Control Committee (ACC) have been thoroughly reviewed and approved for 2025. For 2026, recommendations include exploring and implementing a more efficient process for submitting applications to the ACC. The non-letter approach to homeowners in violation has been very successful. However, there are a few homeowners we will be approaching in 2026 who are either in violation or have not submitted the required applications for changes to their properties.

### **Treasurer's Report – (Paul Moseley)**

#### **Highlights for 2025**

- Total Accounts balance is very strong at \$23,325 up from \$22,143 at year end 2024, too high for this HOA.
- No outstanding membership annual dues to report for 2025
- Majority of expense, \$10,623 came from front entrance maintenance, covering landscaping, irrigation and electrical repairs and upgrades.
- Higher utility spend in 2025 due to issue with irrigation system that resulted in high water consumption until problem was fixed
- Small increase in spending on Christmas lighting as we expanded the area to cover the center island
- There were no major improvements realized in 2025, this was the largest variance against the proposed budget spend for 2025 by \$16,000.
- \$6,018 was retained in the HOA savings account at year end

#### **Recommendations for 2026 Budget**

- HOA Dues to remain fixed at \$200.
- The carryover balance is too high with \$17,307 in the checking account. The goal of the new HOA board should be to use funds for neighborhood improvement projects.
- I suggest \$14,000 could be assigned to Front Entrance/neighborhood improvements in 2026.
- \$1000 allocated for any neighborhood activities that the new board would need to arrange
- Maintain the \$6k in the savings account as the 'rainy day' fund if needed.

**IF YOU HAVE NOT PAID YOUR 2026 DUES, PLEASE SEND YOUR PAYMENT of \$200 ASAP to:**

**Crenshaw Manor Homeowners Association**

**PO Box 1842**

**Wake Forest, NC 2758**