



e-mail: rhoaboard@restonheights.com

www.restonheights.com ~ Annual Meeting Issue ~ December 2020

Annual Meeting February 13

This year's Reston Heights Homeowner's Association (RHHA) Annual Meeting will take place on **Saturday, February 13, 2021, virtually via Zoom, 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.

Last year, the Board raised the dues by \$60 per lot compared to 2019 dues. At last year's meeting, we also voted to keep the dues constant from 2020 into 2021. Therefore, **2021 dues are \$200, or \$175 if you pay before May 1, 2021.**

We increased the dues in 2020 because we need to fix the landscaping along Sprecher Avenue that is commonly owned by RHHA. For the past decade the RHHA has 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 increased and our meager reserves dwindled, we have not been able to reinvest in any significant landscaping on Sprecher. This is important for the neighborhood because that landscaping is past its useful life and unfortunately dying. At the 2020 annual meeting, it was decided that once we have accumulated a reserve, the dead landscape would be removed. The edging, landscape fabric, and rock would be removed, and the areas would be seeded with grass. Note that we do not intend to address the common fence, only landscaping. The long-term plan will save on trimming, and weeding going forward. These repair efforts are likely to cost tens of thousands of dollars, and our bank balance as of December 31, 2020 is \$28,282.53. For reference, the December 2019 bank balance was \$18,937.60.

We plan to save up the excess generated from the increased dues for the two-year period to create a fund that would allow us to perform the landscaping work. We are hopeful that we will have accumulated a large enough reserve to contract to have the work completed in the fall of 2021.

Join the Zoom Meeting

<https://zoom.us/j/98707400833?pwd=czN3RjNHZkx3T1o4NU13Rzhqb0ZqZz09>

Meeting ID: 987 0740 0833

Passcode: 999103

Call in (audio only) 1-312-626-6799

If you would like this information emailed, please email a request to: rhoaboard@restonheights.com

2020 RHHA Annual Meeting Agenda

- ✓ Discussion of Sprecher Road Landscaping
- ✓ Review 2020 Financials and 2021 Budget
- ✓ Nomination and Election of Officers
- ✓ General Membership Q & A



2021 PROPOSED BUDGET	
Revenue (dues same as 2020 +Bank Interest)	\$32,700.00
Legal	1,000.00
Lawn Maintenance	13,000.00
Snow Removal	3,000.00
Water	4,000.00
Electricity	350.00
Insurance	1,000.00
Copies/Postage	300.00
Website/Misc	500.00
	<u>\$23,150.00</u>

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

For 2021, actual expenses are projected to come in at \$23,150.

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

We often get questions about our biggest expense which is lawn maintenance and snow removal. As responsible stewards of RHHOA funds, we always take bids for our services. This year we again solicited bids for these services. We mailed out requests for bids to the following vendors: Madison Landscape and Snow Removal, Barnes, ProScapes, Blair Lawn and Landscape, Maple Leaf Landscaping, Western Landscape, and Carrington Lawn and Landscape. We also solicited additional bids by via social media. Barnes was the only vendor that responded. Their snow removal costs came in flat with no increase from 2019. Their lawn maintenance had modest increases (\$10 increase per mow and similar small increases in other services). However, we eliminated shrub pruning altogether for 2021 which should save \$1,100 on that service. So hopefully lawn maintenance will net out close to what we spent in 2020.

OTHER NEIGHBORHOOD INFORMATION



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 rhoaboard@restonheights.com. **Also, we are always looking for new board members as could always use NEW INPUT AND VOICES ON THE RHHOA BOARD.**

Planning to Landscape or Remodel?

Architectoral Control Committee (ACC) approval requirements. As outlined in the Reston Heights Neighborhood Association Deed Restrictions - Section 3.2(b). **As to Ongoing Alterations.** All proposed alterations in the exterior appearance of any buildings erected or placed on any Lot, including, **but not limited to**, exterior remodeling, exterior repainting in different colors from those previously approved, and the construction of patios, decks, tennis courts, exterior lighting, flag poles, swimming pools and other improvements on Lots, **shall be approved prior to construction**, in writing, by the ACC. Please review additional Deed Restrictions at <http://www.restonheights.com/hoa-info.html>



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.

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 – Blaire Adkins– 608-579-3240

State Assembly District 48 – Samba Baldeh – 608-266-0960

State Senate District 16 – Melissa Sargent– 608-266-9170

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/>

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 13, 2021, from 10:00 AM to 12:00 PM, East District Police Station. This proxy shall be void if I personally attended 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 – Terry Warnke
Secretary – George Gille
Treasurer – Susan Gille

ACC Members:

Derrick Wright, Chairman
Terry Warnke, Board Liaison
George Gille
Jim Maier

RHHOA
Box 7603
Madison, WI 53707-7603

**RHHOA
Annual Meeting
Saturday,
February 13, 2021!**