



DEVONSHIRE

Resident Update / October 2024

Greetings to all residents of Devonshire !

Please take time to review the important information included in this package.

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NOTICE of 2025 BUDGET

- Please review the enclosed details of the proposed Devonshire 2025 Budget which was approved (in principle) by your board at the October 2024 HOA meeting / to be formally ratified at the November 2024 meeting...to go into effect January 1, 2025.
- KEY HIGHLIGHTS:
 - The cost of mulch (shredded cocoa brown) will be included in the monthly assessment. Each residence will receive 2 cubic yards of mulch (equates to 18 / 3 cu ft bags). Installation will be scheduled in January 2025.
 - Annual increases for our lawncare and cable / internet contracts are 3% and 5% respectfully.
 - SECO has implemented a substantial increase to all communities in (close to 200%-300%) to maintain our existing streetlights.
 - The Devonshire monthly resident assessment will increase in 2025 to \$246/month.

DEVONSHIRE TREE POLICY (*Refresher*)

- The current tree policy was finalized and approved by the board in January 2024 (a hardcopy of the policy is enclosed for your review...it can be found on our Devonshirekr.org website)
- The Devonshire HOA provides “general preventative maintenance” defined as pruning the canopy of front canopy trees as annual budget dollars allows...refer to the tree policy for specific language.
- Our tree policy is MORE restrictive than Kings Ridge as it relates to “front canopy” trees...meaning...for any front canopy tree removed, the homeowner is responsible for replacing it with an approved type and size (minimum height and diameter) per Kings Ridge Guideline 4.10....regardless if the Clermont City Permit (required to plant or remove a canopy tree) states “no replacement required”.

BOARD OF DIRECTORS UPDATE

- We would like to extend our heartfelt gratitude to **John Huey** for his dedicated service as Treasurer on the board of directors. John made the recent decision to resign from the board, and we wish him all the best in his future endeavors.
- We are pleased to announce that **John Denny** has agreed to join the board and further will take on the role of Treasurer. He will serve out the remaining term previously held by John Huey. With Mr. Denny’s long successful career in managing the finances of a large corporation, we are confident he will bring his years of experience and commitment to Devonshire’s continuing financial stewardship.

DEVONSHIRE WEBSITE RESOURCE NEEDED

- Additionally, we want to acknowledge **Frank Zarcone**, after many years, has made the decision to step aside as our community Webmaster. Frank has played a crucial integral role in developing and maintaining our online presence, and we thank him for his contributions and years of volunteering his time in managing our community website.
- In light of this transition, we are actively seeking volunteers who are interested in helping to manage our established community website. If you have skills or a passion to volunteer, please reach out to us.

Our resident’s engagement, participation, and willingness to VOLUNTEER your “time and talents” is vital to the continued success of our neighborhood.

Thank you for your attention to these changes, and please feel free to contact us with any questions or if you wish to volunteer.

Warm regards,

Board of Directors
Devonshire Neighborhood Association