|  |
| --- |
|  |
| Arden TraceNeighborhood Happenings |
|  |
|  |
|  |
|  |
|  |
|  |

|  |  |
| --- | --- |
| **\*\*\*Annual Dues Increase\*\*\*:** As we mentioned last year at our annual budget meeting, we have to increase the annual dues this year. Currently the HOA brings in approximately $49,000.00/year from our annual dues, and other miscellaneous sources such as clubhouse rentals, closing letters, and the pig roast. Our normal operating expenses (landscaping, pool maintenance, utility bills, insurance, and legal) for the past several years has been around $45,000.00, which leaves very little wiggle room for unexpected repairs or improvements, and our subdivision is getting older, which leads to more need for repair. We have a reserve savings fund that has been built up over the years when we spent less than we took in. In June of 2016 that fund had $66,381.89 in it. Since that date we have had many large capital expenditure projects that have been completed that were necessary to maintain our common areas such as, re-surfacing the tennis courts, replacing the metal roofing on the clubhouse to repair an ongoing roof leak, re-tiling the pool and replacing the pool furniture, replacing the retaining wall, fence, and enlarging the playground area, replacing the security cameras, replacing the air conditioner at the clubhouse, replacing the wood fencing at the top of the entrance wall, and staining the covered area at the pool. Additionally, this past year we had to do around $25,000.00 worth of major repairs at the pool to repair leaks in the piping system, skimmers, and tile line, replace one filter, impeller, and several pool light fixtures. All of the repairs listed were in addition to the normal operating expenses, which lead us to have to draw from the reserves regularly. Now our reserves are at around $30,000.00 and need to be replenished. Additionally we have another $20,000.00 worth of additional repairs needed to resurface the pool that will be coming up within the next couple of years, once we have collected enough funds, along with numerous other repairs to the clubhouse, etc., that we have been putting off because we haven’t had the money to complete them yet. Our current dues of $450.00/year are lower than most comparable subdivisions in our area, and have not been raised in well over 10 years. **This year we will be raising the dues to $550.00/year.** We will be sending out our annual budget letter for the 2023 budget within the next month or so. Our annual dues become due on October 1st, and are considered late after October 31st. **Bus stop parking:** We are getting complaints about cars parking on Laurian Way waiting on the school bus, causing other cars to have to wait at the stop sign in the oncoming lane to turn onto Laurian Drive. When possible, please park in the clubhouse parking lot and walk to the bus stop to keep the street clear, but when it’s raining or cold, etc., and you need to wait in your car, please park at least 4 car lengths from the stop sign to allow other cars to get around you so they can get back in the correct lane before getting to the stop sign, to help avoid an accident, and not block the road. |  |

**Garbage Bins:** Neighbors, when your garbage/recycle bins are not at the curb for pickup please store them in a place that is not visible from the street. This provision is in our HOA covenants (Section 9(J)). There have been multiple complaints from around the neighborhood about trash bins being stored at the front or side of the house and clearly visible from the street, and sometimes overfilled which is a further eyesore. Many people store these receptacles in their garage, but if that doesn’t work please store them behind the house out of sight.