

2021 Middletown Villa Annual Meeting Notes

HOA Dues

Beginning **Jan 1st, 2022** HOA dues will be increased to **\$175** per month.

Beginning **Jan 1st, 2023** HOA dues will be increased to **\$200** per month.

This is needed to cover increased water/sewage costs, the radon mitigation project, and to add more funds to the reserve account in order to cover a future roof replacement.

If you are signed up for automatic bank account withdrawal there is nothing you need to do, as Russell will be working with the bank to get the monthly withdrawal amount increased at the proper time.

If you pay by check, checks made for Jan 2022 / Jan 2023 and future months need to reflect the new dues.

Roof Replacement

The average quote for a full roof replacement is ~\$32,000. The roof is at least 17 years old and has required more repairs as of late. This is one of the reasons HOA dues are being increased to allow for more funds to be placed into the reserve account. Hopefully it will last a few more years so our reserve can be built up.

Radon Mitigation

After working with several mitigation companies and getting quotes and tests performed, we have decided to go with Protect Environmental for the radon mitigation project. The current quote is \$8,900 to install 4 mitigation units at the rear of the building. We can reduce this by \$500 by not asking for a yearly testing and maintenance contract and instead asking owners to do their own free Radon test yearly. This does not include electrical which we are waiting for a separate quote on. All electricity will come from a separate LG&E meter to be installed and will not be tied into any individual units. Russell has taken out a \$10k loan so no special assessment will need to be collected from owners.

Parking Lot Sealing / Striping

This is currently planned for Spring 2022, we do not have quotes yet. It may be delayed further if other sudden expenses come up.

Dryer Vent Cleaning

Reminder that it is the unit owners responsibility to have their dryer vents professionally cleaned all the way through once per year. Simply cleaning out the dryer end with a vacuum is not enough as it does not get lint trapped further in the pipe, nor does it clean out obstructions caused

by dirt / lint / birds at the external vent. A recently sold unit just had a cleaning done and it had enough lint in it to fill a 5 gallon bucket. This is a fire hazard and must be taken seriously. You can use whatever company you wish and we request that you send us (the Board / Russell) a copy of the bill to prove that it has been done for liability reasons.

Sidewalk Damage from Salt

Several owners commented that salt used during snow removal has damaged the sidewalks and front patios. Russell will be reaching out to the contractor to see what can be done.

Please let me know if I left anything out or if you have any questions.

Tony Ballard
HOA President