

Dear Redlands Mesa Master Association Lot and Unit Owners,

Last year I stated that The Redlands Mesa Master Association Board believes we live in the Best HOA and not an average one. With that statement, we have spent your dues to maintain and enhance the 8 miles of sidewalk. We have heard you with your requests for street sign Monuments and cul-de-sac enhancements, and your requests for property protection while creating a welcoming entrance from Mariposa Dr onto W Ridges Blvd. You have asked us to enhance security – round the clock and not just during daylight hours. We have experienced two 50-year rainstorms this year which clearly showed us that what we thought were going to be drainage solutions in the past, left mud in the street making the task of getting the mail – intolerable.

Your Redlands Mesa Master Association Board has developed a budget for 2025 that will meet our ongoing needs and requirements while addressing some of the issues addressed by you.

The good news is that 2025 dues will remain the same as 2024 at \$500.00 per the original plated lots. The Board has also agreed to address the long-term project to enhance the Welcoming experience from the Mariposa/W Ridges Blvd entrance. With that comes the financial reality of a Special Assessment for a single year, in the amount of \$500.00.

Changes from 2024 budget:

Security Services – reduce 3 trips/day to 2

Expected fewer new construction in 2025, so budget reflects reduced expenditures and revenue for Design Review fees and expenses.

Installation of 3 new law enforcement grade infrastructure-free (solar power + LTE) Cameras and maintenance with Police Department, establishing 24/7/365 coverage from 3 vantage points.

Online Payments – last year we experimented with the Online Payments for HOA dues, we will allow you to continue to do so – however you will be charged for your credit card and associated fees.

Legal Fees, we are being proactive.

Accounting fees were added last year prior to hiring a local CPA firm, the reduction is due to reality.

Reserve Study – following the Policies and Procedures of RMMA, we will have study in 2025 to meet the 5-year requirement.

Landscaping:

- Large projects +2,030 for storm cleanup if necessary.
- Irrigation Repair -3,000 less construction expected in 2025.
- Pet Sanitation + 2,000 missed budget in 2024, more stations and more pet walkers.

Special Assessment \$171,000 or \$500.00 per Lot and Unit Owner

- Engineering Study - W Ridges Blvd from Ventana Ct to Mariposa Rd \$25,000
- Phase 1 - Erosion Control and landscape aesthetic project W Ridges Blvd from Ventana Ct to Redlands Mesa Dr. \$40,000
- Phase 2 - Erosion Control W Ridges Blvd at Redlands Mesa Dr Mailboxes \$60,000
- Phase 3 – Erosion Control mitigation from W Ridges Blvd and Mariposa and return funds to Reserve Fund from 2023 project \$46,000

I look forward to seeing you at the Annual Meeting 5:00p.m. October 14, 2024. Feel free to drop me a note at forrest@ramselconsulting.com for questions or comments.

Regards,

Forrest Ramsel

Treasurer, Redlands Mesa Master Association

