



**Important Update:**

Please note the dues and address changes below. Send all correspondence and dues payments to:

**Redlands Mesa HOA  
PO Box 3292  
Grand Junction, CO 81502**

March 1, 2022

Dear Fellow Homeowners:

The past year has been an exciting but challenging time for the Redlands Mesa Master Association. New construction, along with inflationary pressures, has stretched our human and financial resources thin.

- Many years ago, the developer installed a security system. Three years ago, the RMMA Board realized it needed to be updated/replaced. Funds were budgeted and the project was started in 2020. However, due to topography and terrain, it was later discovered that additional, unbudgeted expenses would be incurred to bring the system to completion. The new camera systems, along with the required network and hardware updates, brought the project in \$18,630 *over* budget. In total, our annual cost for security in 2021 was just under \$40,000, a cost that will be reduced going forward but still substantially higher than in the past. Costs include security personnel and the cost of Internet for the camera service.
- 2021 saw an unusual amount of maintenance issues with our irrigation systems. We anticipate these types of issues will likely increase as the system continues to age. New construction is adding costs as well, as developers are ceding stretches of land not needed for construction to the HOA, land that the HOA is now responsible for landscaping and maintaining. An example is Bella Mesa and Ventana cul-de-sacs, which require landscaping, watering, and ongoing maintenance. The HOA is also responsible for almost four miles of sidewalk to curb landscaping. As a result, annual maintenance costs in 2021 rose to \$52,000.
- We are seeing inflationary challenges just as everyone surely is. New construction is adding costs, particularly administratively. In 2021 these costs came in at \$88,000, excluding costs for unexpected repairs.

The cost of doing RMMA's business, which is ensuring that homeowners are provided with the highest quality of life, a safe neighborhood, and a welcoming, high value community, is rising.

The current annual budget for the RMMA is \$142,000. In 2021 revenues were \$150,500 due to increased construction fees collected by the design review committee. Expenses exceeded \$175,000. Some one-time costs will disappear in 2022, but other costs such as unexpected maintenance costs, will continue to increase.

In 2018 the annual fees were increased \$50, from \$350 to \$400. The board has approved an annual increase of \$50 effective this year, bringing annual dues to \$450. See the enclosed invoice, and please note that **duepayment.com has been shut down** so, all payments will need to be mailed-in this year but with an extended due date of April 30, 2022. This new funding amount will be allocated to:

- **Stabilizing our reserves.** Recommended reserves levels for HOAs such as RMMA is one year operating. This insures RMMA has sufficient funds for extraordinary expenses, such as the unexpected costs we incurred in 2021. A few years ago, the board adopted a policy for growing reserves, thankfully resulting in the reserves we had at our disposal for unexpected expenses in 2021.



- **Create sufficient funds for expected increases in landscaping and maintenance.** As the neighborhood continues to build out, we as a board want to do all we can to keep Redlands Mesa the premier neighborhood in Grand Junction, protecting your home value and the wonderful amenity of our beautiful neighborhood.
- **Increase the level of service provided to homeowners by retaining a Community Manager (CM) to manage RMMA.** In today's world, a volunteer board successfully creating a sense of community is difficult. RMMA's membership is diverse and complex, with issues any volunteer board is challenged to properly address, especially in this era where volunteers have limited time commitments. Community and homeowner relations, builder and contractor relations, developer relations, and relations with the ownership of our wonderful golf course and clubhouse are all intertwined into the DNA of the Redlands Mesa Master Association.

*A community manager is very different from an association manager* such as we currently have. In addition to collecting fees, disbursing receivables, keeping the HOA legal, and rules enforcement, a professional CM is much more. They are the key point of contact for you the homeowner and the RMMA. If an issue involving your home arises, the CM will address it directly with you via phone or a face-to-face meeting. If you have an issue concerning your home in RMMA, you will be able to contact the CM directly and that person will personally assist in resolving the issue. The CM will also serve as the liaison between existing Homeowners and the Design Review Committee to assist in communicating questions or concerns about new projects in the community and updates to the exteriors of existing homes.

There are many other opportunities that await RMMA with a professional CM. Quarterly and annual gatherings such as mixers and new member events will be created to increase the wonderful sense of community we now enjoy.

In that regard, we are pleased to announce that Mark Nickel has been retained as the new community manager for the HOA. Mark brings over 20 years of leadership experience as a professional manager, successfully managing HOA's in Keystone and Silverthorne, as well as serving as head golf professional at courses in Colorado and Arizona. You will be formally introduced to Mark soon. Along with Carol Powers, we believe RMMA will have a great team to assist homeowners and meet your needs. Carol will focus her efforts solely on the work of the Design Review Committee, which is experiencing an explosive growth in submittals and updates to existing homes. Mark will focus on a plethora of day-to-day management duties.

Mark will be on property at scheduled times throughout the week to meet and work with all RM owners, and of course he will have a direct phone number to reach him 24/7, regardless the issue. Additionally, Mark will be responsible for creating and maintaining an RMMA website exclusively for homeowners, where you can log in and take care of things such as contacting other homeowners or paying your annual fee online.

Best wishes for a wonderful spring and summer at Redlands Mesa.

Sincerely,

The RMMA Board of Directors

Sandra Miller, President  
Steve Fante, Secretary/Treasurer  
Mark Nickel, Community Manager

Stan Orr, Vice President  
Bob Reece & Karen Wade, Directors  
Carol Power, Design Review Administrator