**Manchester Meadows**

Property Owners Association, Inc.

**P.O. Box 8, Valparaiso, IN 46384-0008**

  **February 14, 2021**

**PRESIDENT’S MESSAGE**

**TO: All Members of the MMPOA**

**FROM: Bill Herring, President**

**SUBJECT: 2020 Financial Activity, 2021 Budget**

**ENCLOSURES**

**1. 2020 Financial Statements**

**2. Comparison and explanation of expenses for past 5+ years**

**3. 2021 Adopted Budget**

***Welcome to all our new neighbors in Manchester Meadows (19 in all) joining us since our last Annual Meeting.***

**ACTUAL-TO-BUDGETED REVIEW**

Line items varying significantly from budget or prior years include:

1) Landscaping was held to contract levels, even with necessary added work such as storm clean-up and felled tree removal (nearly a dozen last year). Three major remediation projects along the banks of Beauty Creek were completed in 2020. We continue to work with the City on the Beauty Creek issues & Valpo projects.

2) We again experienced several repairs due to local vandalism. We plan to repair and paint a number of mailboxes plus street signs this season.

3) Our insurance costs for the Property Owners Association increased because we added liability coverage.

4) Insurance-reimbursed repairs were all finalized (over $21K) during 2017 & 2018, with some in 2019.

5) Assessment income came at near expected levels and we currently have **no** property owners who are in arears.

The operating fund / checking account balance was **$1376.00** to begin 2021. Our capital fund / savings account had an account balance of **$14739.91** as of 1/1/2021. Given our critical need to refurbish our trail paths (an expensive undertaking), we plan to focus much of our Capital Funds toward that endeavor over the next several years. With the new subdivision to our north, Beauty Creek erosion should be lessened & we should be spending less on bank repairs. During 2021, the MMPOA Board of Directors and our various committees continued their efforts to control expenses.

**2021 BUDGET**

Most expense categories in 2021 should remain close to or lower than last year’s levels. **The Board has approved a modest increase in our Annual Assessment for 2021 by $25 to the level of $500.** Your assessment letters will come in a subsequent mailing. This is our first increase in **4** years and should allow us a modest build in our Capital Fund. Although we should experience a lessening of creek bank repairs, *should the mitigating plans within The Brooks development to our north come to fruition*, we still have both bridge and trail repairs that have been postponed in recent years.

**COMMENTS**

As the Beauty Creek Watershed covers over 6 square miles of land to our north, all those tributaries ultimately pass through Manchester Meadows & terminate at the southern edge of our trail system passing under Harrison Boulevard. The **property damage** (both for individual homeowners and to our common property trail system) in Oakwood Estates and Manchester Meadows **has been significant and accelerating** in the past decade. Mitigation projects were begun by the City of Valparaiso; **however**, these projects were then suspended once The Brooks development was proposed.

About this time in 2019 the City was just beginning the process to approve ***The*** ***Brooks at Vale Park***, on the land (formerly the Ransom & Dieter parcels) which extends all along the northern border of Manchester Meadows and it is designed to mitigate most of the long-time erosion of all the Beauty Creek tributaries. The first portion of this project, the site preparation, began in the spring of 2020. Tremendous volumes of earth have been excavated and moved about the site thus far, most of which is being done to address the watershed and drainage challenges. The amount of noise and air borne dust has been significant.

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The ultimate buildout will likely cause years of **construction “pollution”** (construction traffic, dirt, noise & debris) and ultimately **increased traffic** **through Manchester Meadows** and Oakwood Estates (***along Old Oak Drive***). At this juncture there are **no plans to have any entrances to this 284-unit development from the north** (off Ransom Road) and therefore, all these homes **will only be accessible by passing through existing, well-established neighborhoods** via Old Oak (from the south) and via Vale Park Road (through Keystone Commons and Windsor Park) being the final link of Vale Park Road east-to-west through the northside of the Valparaiso. ***See our website for details.***

During the past 5 years many hours of preparation and meetings with the City have occurred. During this time, a new City Drainage Ordinance was prepared, approved and put in place that limits the amount of water allowed to flow off one property onto another (a major contributing factor to our issues with Beauty Creek). A second major engineering study was completed reviewing & recommending ways to mitigate the problems created by & within the Beauty Creek & adjacent watershed systems. Another positive outcome was that the large water retention system on the SW corner of the High School property was finally cleared of debris **and** they added an even larger water retention area out of the former “practice field”. This will capture & regulate the massive runoff from those areas coming in our direction. More recently, the Storm Water Fee rate increase was enacted by the City Council to help fund the numerous capital projects (with our Beauty Creek items being #2, **#5 & #6** on their priority list) for the 2018-2020 timeframe. **The latter two projects will be pre-empted by The Brooks development.**

With harsh winters the past several years, many trees had not survived and needed to be removed. For the most part our homeowners have responded favorably and removed these dead trees (both a safety & a cosmetic issue). **It is the responsibility of each homeowner to remove dead trees and properly maintain their property** & landscaping. Again, please assess your individual situation and address the removal & replacement of any lost trees as soon as possible this spring. **Please remember that any live tree removal or other exterior projects on your property or to your home requires the submission of an MMPOA Property Modification Approval Form and subsequent approval**.

Those **owners** of **un**built lots must **properly** maintain their frontage on a **regular basis**, mowing *no less than once per month*, and failure to do so will result in the MMPOA to have the maintenance done and to bill the property owner. Homeowners are reminded that they are also responsible for the maintenance of their driveway light poles ***as these are our only source of street lighting*, so** ***please be sure that yours is in proper working order*** ***and set to come on automatically at dusk. If you have questions or issues, please contact us.***

**Please notify any Board member if any damage to MMPOA property occurs in any area of our subdivision**. As a reminder, homeowners are fully responsible for their pet’s waste deposited along our roadways, trails and in our common areas … please collect and dispose of it in the proper manner to avoid fines of up to $500. Also, as a reminder, ***no bikes or motorized vehicles are allowed on our walking trails***. Please report any such violations to any Board member and assist us in protecting our common areas (which is our 21 acres of **private property**) from unnecessary damages.

Our legal and binding Covenants & Restrictions, along with our HOA By-Laws, were put in place **to protect our common interests and property values**, thus assuring that the highest community standards would be maintained. Please review your copy of these documents and adhere to the proper protocols **when you wish to make modifications to your property only after receiving appropriate approvals** from the MMPOA.

Since 2011, the MMPOA website committee made great strides to improve access, security and availability of the important information about Manchester Meadows and Valparaiso. Our MMPOA website contains full text copies of our Covenants & Restrictions, our By-Laws, various documents and other useful community links. This can be found on the web at: [***www.manchestermeadows-poa.com***](http://www.manchestermeadows-poa.com)*.* We will continue to expand and update the site, so suggestions are always most welcome. **Our Annual Meeting is tentatively set for mid-April 2020; it may be virtual**.

The Association is always in need of volunteers, so please consider serving your community as a member of one of our standing or special committees or on the board. If you are interested in participating in any capacity, please contact me or any board member.

**MONEY AND BANKING**

Our checking and savings accounts remain at 1st. Source Bank. Joyce Herring, Treasurer, conducted the accounting activities, with all records reviewed and approved by the board of the association.

Respectfully submitted, **Board Members**: ***Brian Rossmann, Kim Minko,***

***Bill Herring,*** President ***Janet Hauser & Reg Groves***

Manchester Meadows Property Owners Association, Inc.