

The Leisure Village Report

www.leisurevillagehoa.org

December 2025



Annual Meeting

Please plan on attending our annual Association meeting.

7:00pm, Thursday, January 15, 2026

at Jess and Zach's condo

2801 Leisure Drive unit E

Fort Collins, CO 80525

If you are unable to attend in person, please promptly complete and return a proxy. A 50% quorum (at least 7 homeowners) should be present in person or by proxy.

Agenda

- Establish quorum
- Call meeting to order
- Review and approval of prior meeting minutes
- Officer/committee reports
- Election of directors
- Old business
- New business
- Adjournment

Insurance Coverage

We recently received our insurance renewal notice from Westfield and the premium will increase another 13% for 2026. Maintaining adequate insurance coverage at an affordable price continues to be a challenge. Last year we attempted to get quotes from the limited providers still offering coverage in Colorado. Two carriers declined to provide us quotes, and other options were too expensive. So, the \$5000 property deductible with the 5% wind/hail deductible from Westfield that renews on January 23rd at the new \$14,097 annual premium seems to be our best option.



Please see the enclosed letter about maintaining your own private condo insurance policy that includes at least **\$16,000** Association Loss Assessment liability coverage. We essentially must be self-insured for wind/hail damage events.

2026 Proposed Budget Summary



Total income: \$41,000 (monthly dues remain **\$250** per homeowner)

Total expenses: \$31,943 (not including funds from reserves for possible concrete/asphalt work)

Transfer to reserve savings: \$10,000

Operating funds account balance: \$3,669 (Nov 30, 2025); \$2,800 (estimate for Dec 2026)

Reserve savings account balance: \$92,373 (Nov 30, 2025); \$104,405 (estimate for Dec 2026)

Your HOA Board of Directors

Position	Current Officeholder	Email address
President	James Cook	leisurevillagehoa@gmail.com
Vice President	Todd Eoff	
Secretary	Jessica O'Donnell	
Assistant Director	Larry Aguilera	

New Board Member

Welcome to the board, Jess! She attended the annual meeting last year and volunteered to help out, so we nominated and unanimously voted her onto the board of directors. It's great to have another resident homeowner serving her community.



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Pet Rules

Please be sure to clean up your pet's waste immediately. Do not leave a pet tied, chained, or leashed alone outside. Only one pet per condo unit is allowed. Keep your pet quiet. Do not let your pet run loose or at large on our common property.



Trash Disposal



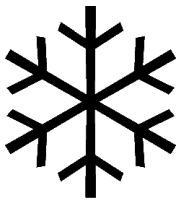
As always, please do not place large items like furniture, mattresses, or appliances in or beside the Association trash dumpster. We get charged a significant fee by our garbage contractor to remove such items. Instead, arrangements should be made to take them to the City dump. Feel free to contact your HOA board of directors for further instructions.

Concrete Pavement Work Delayed

Last year, we had budgeted \$18,830 from our reserve savings to pay for repairing or replacing common area concrete elements like curbs, steps, sidewalks, and the dumpster pad parking area in preparation to repave the asphalt parking lot. However, the work was postponed and the money not spent. We are still pursuing and debating the most appropriate project plans and contractor estimates to maintain these common elements of our Association.



Snow Removal Reminder



Homeowners and their tenants are responsible for removing snow from the entrance steps and walkways of their units. HOA volunteers clear the sidewalks. And we have a snow management agreement in place with All Terrain Landscaping to remove snow from the parking lot and entrance driveway if needed—when large accumulations or cold temps prevent timely melting. However, parked cars hamper the effectiveness of the contracted snow removal. Therefore, if needed, it is also the responsibility of homeowners and their tenants to remove snow and ice from their designated parking spaces.

Parking Limitations

Our Leisure Village Rules and Regulations also regulate parking. No vehicles with expired tags. No abandoned or inoperable vehicles—park for maximum 2 weeks without moving. Keep guest spots available for visitors—please move vehicles parked in unassigned spaces daily. No recreational or oversized commercial vehicles. Please avoid on-site vehicle maintenance.



Website

Pertinent HOA information like our detailed budget, meeting minutes, past newsletters, or governing documents may be found on our website: www.leisurevillagehoa.org

