

# The Leisure Village Report

[www.leisurevillagehoa.org](http://www.leisurevillagehoa.org)

December 2024



## Annual Meeting

Please plan on attending our annual Association meeting.

**7:00pm, Thursday, December 19, 2024**

at Larry and Noreen's condo

**2803 Leisure Drive unit A**

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

Maintaining adequate insurance coverage at an affordable price continues to be a challenge. In October we were notified by our current provider, Westfield, that our property deductible would increase from \$2500 to \$5000 and our wind/hail deductible would increase from 2% to 5%. We also expect that our premium will increase when the new term begins on January 23rd. We will attempt to get quotes from the limited providers still offering coverage in Colorado but anticipate they will be even less favorable. Please see the enclosed letter about maintaining your own private condo insurance policy that includes at least **\$12,500** Association Loss Assessment liability coverage. We essentially must be self-insured for wind/hail damage events.



## 2025 Proposed Budget Summary



Total income: \$41,475 (monthly dues remain **\$250** per homeowner)

Total expenses: \$31,245 (not including \$18,830 from reserves for concrete work)

Transfer to reserve savings: \$11,000 (minus \$18,830 from reserves for concrete work)

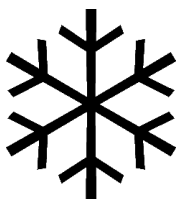
Operating funds account balance: \$6,407 (Nov 29, 2024); \$5,600 (estimate for Dec 2025)

Reserve savings account balance: \$78,014 (Nov 29, 2024); \$71,000 (estimate for Dec 2025)

## Your HOA Board of Directors

Position	Current Officeholder	Email address
President	James Cook	leisurevillagehoa@gmail.com
Vice President	Larry Aguilera	
Secretary	Todd Eoff	

## 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.

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## Home Improvements and Repairs

Here's some of the maintenance tasks we completed at the property this past year: filled a pothole in the driveway entrance, trimmed trees and shrubs, adjusted downspout drainages, repainted the parking space lines and numbers, planted new shrubs between the entrances of 2801 D/E, repainted the front doors of building 2801, and repaired the main electrical service entry conduit slip joint of building 2801.



Next year, per our Reserve Study schedule and in preparation to repave the parking lot asphalt, we plan to have common area concrete elements like curbs, steps, sidewalks, and the dumpster pad parking area repaired or replaced.

## 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.



## Gutters Cleaned and Covered!



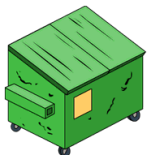
Last year, we had new gutters and downspouts installed, with plans to have the same contractor cover the gutters with GutterGlove Pro leaf and debris gutter guards. The quote total was \$10,090 for this work. But the contractor never returned to install the quoted guards, nor invoiced us for the gutters/downspouts, even after repeated requests by us to do so. Therefore, in October we obtained new gutter guard quotes and decided to move forward with a new contractor who cleaned out our new gutters and then installed a relatively simpler and more cost-effective guard. We had budgeted to spend around \$10,090 on this project but ended up getting all the work (new gutters and guards) done for only \$1500!

## 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.



## 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.

## Website

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

