

The Leisure Village Report

www.leisurevillagehoa.org

December 2021



Annual Meeting

Please plan on attending our annual Association meeting.

7:00pm, Monday, December 20, 2021

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
- Approval of prior meeting minutes
- Officer/committee reports
- Election of directors
- Old business
- New business
- Adjournment

Insurance Premium Update

Our current insurance provider recently notified us that the premium for 2022 will be increasing only slightly to \$9,553; however, the wind/hail deductible will now be 2% (around \$16,000!) rather than only \$2500. This is a change that other carriers have already made, and effectively means we must be self-insured for wind/hail damage events. We are currently soliciting other insurance quotations. We may get our annual premium to decrease, but will need to maintain healthy reserves to cover the potential high deductible costs.



Proposed 2022 Budget Summary



Total income: \$36,660 (monthly dues remain at **\$235** per homeowner)

Total expenses: \$28,865

Transfer to reserve savings: \$9,500

Operating funds account balance: \$5,000 (Nov 30, 2021); \$3,800 (estimate for Dec 2022)

Reserve savings account balance: \$45,870 (Nov 30, 2021); \$55,370 (estimate for Dec 2022)

Pay HOA Dues via Bank Transfer

We currently have seven homeowners paying their monthly HOA dues electronically via **Zelle** bank transfer using our email address: leisurevillagehoa@gmail.com

Please consider joining them—it makes the accounting easier for your volunteer board of directors.

Be sure to indicate *your* unit account number (e.g. 2805C) on the memo line.



Your HOA Board of Directors

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

Our HOA Website

We have our own website! www.leisurevillagehoa.org

Please take a look to access pertinent HOA information like our detailed budget, reserve study, meeting minutes, past newsletters, or governing documents.



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Plans for Next Year



We have several projects on the task list for next year: insecticide treatment; new irrigation controller; repair siding and trim; touchup exterior paint; replant shrubs and flowers along entrance driveway. If you have any other property improvement ideas, or would like to lead one or more of these projects, please contact your board of directors. Your help would be most appreciated.

Water Costs More

Please conduct regular maintenance at your condo property. Pay special attention to plumbing leaks. The City has been increasing water rates, and our budget reflects that additional cost. Water is a common expense for the Association, so let's all do our part to manage it. Consider replacing old toilets using water efficiency rebates offered by the City. More information may be found at: <https://www.fcgov.com/utilities/residential/conserve/water-efficiency>



Signage Policy



Our Leisure Village Rules and Regulations policy prohibits the display of signs of any nature by homeowners or tenants anywhere on the property including from unit windows (except "for sale" or "for rent" signs). Please observe this rule. Political signs may only be posted within 45 days before an election and up to 7 days after.

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



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.

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.