

The Leisure Village Report

www.leisurevillagehoa.org

December 2022



Annual Meeting

Please plan on attending our annual Association meeting.

7:00pm, Thursday, December 15, 2022

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 Premiums Keep Going Up

Our current insurance provider recently notified us that the premium will be \$11,714 for 2023—a 29% increase! We are currently soliciting other insurance quotations.



2023 Budget Summary



Total income: \$41,500 (monthly dues increase to **\$250** per homeowner)

Total expenses: \$42,800 (includes \$12,500 from reserves for new roof gutters)

Transfer to reserve savings: \$11,480 (net \$1,020 decrease)

Operating funds account balance: \$3,800 (Nov 30, 2022); \$2,800 (estimate for Dec 2023)

Reserve savings account balance: \$54,375 (Nov 30, 2022); \$53,355 (estimate for Dec 2023)

Monthly Dues Increase to \$250 Effective January 1

Per the approved 2023 budget, your HOA dues have increased to **\$250** per month effective **January 1, 2023**. HOA dues may be paid electronically via Zelle bank transfer using our email address: leisurevillagehoa@gmail.com

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

Otherwise, mail payments to the address shown in the footer.



IMPORTANT

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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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.



Home Improvements



This past year we completed two major improvements to the property: a new irrigation controller was installed (work done by the HOA for \$200); and portions of the siding and trim were repaired and repainted (work done by a contractor for \$4070).

This year, we plan to get the gutters replaced. They are over 25 years old and are beginning to leak. The best initial quote for this project is around \$12,500, but we hope to get it done for a bit less.

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.