

The Leisure Village Report

www.leisurevillagehoa.org

December 2023



Annual Meeting

Please plan on attending our annual Association meeting.

7:00pm, Tuesday, December 12, 2023

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 Coverage

Thankfully, we were able to find a new insurance provider (Westfield) with similar coverage as our previous provider (Country Mutual) but for a lower premium. The wind/hail deductible is still 2% which essentially means we must be self-insured for wind/hail damage events. Please see the enclosed letter about maintaining your own private condo insurance policy that includes at least \$5000 Association Loss Assessment liability coverage.



2024 Budget Summary



Total income: \$41,860 (monthly dues remain **\$250** per homeowner)

Total expenses: \$31,660

Transfer to reserve savings: \$10,000

Operating funds account balance: \$7,873 (Nov 30, 2023); \$3,600 (estimate for Dec 2024)

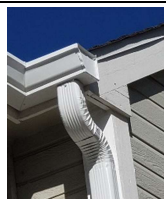
Reserve savings account balance: \$66,135 (Nov 30, 2022); \$79,000 (estimate for Dec 2024)

Your HOA Board of Directors

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

Reserve Study Updated

In March, we completed an updated revision to our Reserve Study and Funding Plan. A copy of the report, along with other pertinent HOA information like our detailed budget, meeting minutes, past newsletters, or governing documents may be found on our website: www.leisurevillagehoa.org



New and Improved Gutters!

In October, we completed a major improvement to the property: new gutters (larger 5 inch wide rather than previous 4 inch) and downspouts (larger 3x4 inch rather than just 2x3 inch) were installed. Plus, we plan to get GutterGlove Pro leaf and debris gutter guards. We had budgeted \$12,500 for this work, but will spend only around \$11,000 to get it done.

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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.



Other Home Improvements and Repairs

We completed some other improvements to the property this past year: new shrubs were planted in the gap along the entrance driveway, drainage was improved around problematic basement window wells, large sidewalk cracks were sealed, and tree limbs were trimmed. Many thanks to Todd Eoff for leading these efforts!

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



In October, we switched our waste disposal contractor from Waste Management, who kept increasing their rates, to Republic Services. 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.

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.