

REPAIR AND MAINTENANCE (COMMON area) & unit owner complaints

How many of you have had to replace your garbage disposal, an appliance in the last ten years?

Our community is getting older... just like your home we are now in the cycle of repair, replace, or maintain.

This R & M cost (examples)

Tree removal, pruning (especially some tree between homes)

Soil erosion

Soil settling

Storm drain issues (clear of debris)

Repair of some area (common ground) drainage (run-off)

Road repair (sink hole)

Light repairs, sensors, poles, and ballast

Removal storm damaged trees

Eventually road replacement

We as a community are **responsible for 21 acres of real-estate**, and our R&M cost are going up; consequently and eventually, our dues will need to go up to cover these cost. Some of these cost could be considered Capital improvements, however many are routine maintenance expenditures.

We also have relied on a **few volunteers** (worker-bees) to perform manual labor over the last few years. The worker bees are getting older, and new volunteers are difficult to find, so out labor cost is going to increase. For all of these reasons, it is going to cost us more to provide services in the future to the community.

Unit owner responsibility: Exterior painting, mold issues, roof repair /replacement have been issues this year. With input from the various committees, the board changed the rules to allow architectural shingles 30/year product. Color is weathered wood. Roof replacement requires that your old roof be removed (because the shingle manufacturer will not honor the warranty otherwise) the current cost to perform the service is between \$ 20/15,000..so budget accordingly. Current roof life – is expected to be **15-18 years**

We continue to have **complaints about the landscaping service**. This is our third contractor in as many years. No contractor is going to please all unit owners. To expect a higher level of service for things like (bagging, weekly weeding, special care and slower mowing speeds) means an increase cost for all.

1. **Our current cost to provide lawn service**, spring clean up, fall clean up, and mulching, including mowing of the common area is **\$30.37/month /resident**
2. To perform **weeding** of all beds would increase unit owner dues to **\$8.60/ month/resident**
3. **Pruning once a month** (May-Sept) would cost **\$5.55/month/resident**
4. To perform **mulching to the rear** of units would be **\$5.37/month/resident**
5. To perform **weekly bagging** of the front of units would be **\$3.55/month/resident**

This of course would not cover expected increases in R & M to the common areas as mentioned above. **We could easily have a \$23/ month increase in dues to cover these services**. Many residents are finding it more and more difficult to perform necessary maintenance on their homes, some have disabilities; all of us are getting older. Is this the answer? Do you want to pay higher dues to cover these services?

We need your input, as to whether to increase the cost of service (lawn care) or continue to work within our current budget. Recognize this; **in the future** our dues will be going up based on the R&M issues alone, that I have previously discussed. As a community we have very low dues compared to others of similar size, with similar services.