



FLAT BUDGET KEEPS ASSESSMENT LEVEL

The HOA Board of Directors voted at the annual meeting last November to make no change to the assessment amount of \$210 per quarter, and further reviewed the budget at the January meeting to identify where adjustments could be made if needed. As you can see from the 2016 planned vs actual expenditure table on page two of this newsletter, our operating budget closely matches expenses, leaving little to no room for “extras” or to cover unexpected expenses. We are seeing modest increases for services and commodities needed to maintain the community’s assets.



Maintaining our 54 acres of landscaping, parks and open spaces, 30 acres of which are turf, is by far our largest expense. The amount of water used (and thus cost) can vary significantly depending on how much rain we get and when we get it. DLC Resources, our landscaper, diligently monitors and adjusts watering throughout the community based on weather conditions so we use just the right amount of water. (If you see broken sprinkler heads, please promptly report them to our management company.)

The last few years we’ve been working on catching up with work that was deferred to save money during the recession. This year we’re planning the third and final phase of granite replenishment throughout the community, and the second phase of replenishing/replacing plants that died but were never replaced. The Board did decide to use reserve funds for this major plant replenishment instead of operational funding as was done with the first phase. While replacing plants is usually a maintenance type expense, the Board thought it appropriate to use reserve funds for this major community-wide update. The intent going forward is to replace plants as old ones die, as part of regular maintenance.

Maintaining the quality and value of our community’s assets within our available budget continues to be a high priority for the Board.

Question or Concern?

Contact our management company
Renaissance Community Partners
480-813-6788

Mon-Thurs 8 am - 5:30 pm

Closed Friday-Sunday

Email: manager@eastridgehoa.com

Call anytime 24/7 to report an urgent item such as flooding due to broken sprinklers.

Board Meetings

• March 8

• May 10

• August 9

• **ALL MEETINGS 7 PM AT**

DESERT RIDGE HIGH SCHOOL

10045 E MADERO AVE (**IN LIBRARY**)

Web Site: eastridgehoa.com

Sign up for community email news, meeting notices and alerts, access community documents and forms, pay HOA dues.

RENAISSANCE COMMUNITY PARTNERS IMPLEMENTS NEW ONLINE CUSTOMER SERVICE PORTAL WHERE YOU CAN:

- Update contact and renter information
- Change mailing address
- Check accounting information, payment history, CC&R violation status & history, all from March 1 forward
- View budget, meeting agendas & minutes, maps, and other documents

A link to the new portal is at eastridgehoa.com.



APRIL 8-Garage Sale

Saturday Signs at major entrances will announce sale day.

MAY 20-Community Event in

Main Park Details to come via email and at eastridgehoa.com.

- The wall painting contractor finally finished the punch list and took \$10,000 off his final invoice by way of apology for the work not quite going as planned. If you see any spots that were missed, let our management company know. Contact information is on page one.



- Boulders are being added at the south end of the wash green belt where it meets Madero to discourage people from driving through that area.



- Turf and grading work was done in the park between Wesley & Labelle and in the basin at Madero & Vegas to eliminate standing water, taking away potential mosquito breeding areas. If you notice standing water in our green belts or parks, please let our management company know.



- Last year erosion along the portion of the wash just southwest of Baseline and Signal Butte was repaired and the bank stabilized with additional riprap and plantings. This area held up very well throughout the recent rains.



- New picnic tables were installed in the main park ramada. They replaced the originals that served us well, but were definitely due for retirement.

- New sod was installed in front of the soccer goals in the main park.

- The roundabout sidewalk, curbs, and traffic islands were repainted.



2016 Operations Expenses January-December (\$)		
Item	Planned	Actual
Landscape, Playground & Fountain Maintenance*	338,554	354,925
Water	267,157	269,115
Transfer to Reserve Fund	64,800	64,800
Management Fee	47,880	47,880
Electricity	31,200	33,181
Bad Debt	18,000	16,629
General Administrative (Billing statements, meeting expenses, violation notices, accounting svcs., web hosting, office supplies, storage, taxes, etc.)	13,520	13,257
Insurance	8,917	8,917
Social Committee	6,000	5,269
Pest Control	5,976	5,976
Electrical Repairs	2,400	1,758
Vandalism Repairs	1,200	1,359
TOTAL*	805,604	823,066

CCR VIOLATION NOTICES ISSUED						
NOTICE	MONTH					
	Jan-Oct	Nov	Dec	2016 Total	Jan 2017	Feb 2017
1st (Sticky Note)	900	63	38	1,001	81	239
2nd (1st Letter)	329	29	15	373	21	84
3rd (1st Fine)	40	2	0	42	1	7
4th	10	8	0	18	0	0
5th	5	4	0	9	0	0
6th	4	3	0	7	0	0
7th	3	0	0	3	0	0
8th	3	0	0	3	0	0
9th	3	0	0	3	0	0

NOTE: Operations expenses do not include capital expenditures planned from the Reserve Fund.

* Approximately \$11,000 above original plan was spent trimming trees throughout the entire property after a significant amount of tree damage in a storm. Major pruning had been deferred to save money, and the original plan was to spread this work over more than one year, but all of the pruning was done at one time to minimize potential for future storm damage. The amount for plant replacement was increased by approximately \$15,000 over the original plan, to replace plants that had died over the years but not replaced to save money at the time. This update was done over half of the community. Additional plant replacement is planned for 2017.