

Highland Ridge Homes Association

Highland Ridge News

Volume 18, Issue 1

www.highlandridgehoa.com

April 2020

President's Letter

Mark Ellis

Hello neighbors,

Wow, what a crazy time we are going through right now! I know this is a stressful time for everyone with constantly changing rules, schedules, daily routines, etc. While we all go through this together, keep in mind that everyone's situation is different and we will each handle the stress in different ways, so please offer grace and support for your fellow neighbors. We will get through this, but the positive actions you give can make an enormous impact and will make our neighborhood stronger when this is over!

Along those lines, it has been heartening to see so many out walking the neighborhood, teddy bears in windows for kids to find, and neighbors sharing ideas to keep children entertained and parents sane! All while practicing appropriate social distancing of course.

Stay safe, healthy and sane!

Mark Ellis

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Financial Update

2019 ended up being a very challenging year financially. We planned to run a deficit due to the pool re-decking, but due to some unexpected lawn care and maintenance expenses and increased trash and utility expenses, the deficit was significantly larger than planned.

As a result, our reserve balance has fallen below the lower end of our target threshold.

Unfortunately, expenses are continuing to rise and we are again projecting a deficit in 2020. It was time to renew our lawn care contract. We received multiple bids and while Green Lawn continued to be very competitive, there was a sizeable increase, so the budget has been updated accordingly. To partially offset this, we have suspended the remaining landscaping projects planned for the year. We did complete the update at both monuments.

It is unclear what if any impact the COVID-19 pandemic will have on our expenses during the year. We are actively monitoring guidance from the county as we approach our planned pool opening date in May. Of course, we are hopeful that the pool season will not be impacted, but if we are forced to limit operations or open later, that will also affect our budget.

We will closely monitor the budget during the year and evaluate the need for a dues increase or assessment later in the year.

Highland Ridge HOA Financials

	2018	2019	2020 Budget
Income - Dues	\$ 109,089	\$ 115,055	\$ 118,350
Expenses:			
Trash	\$ 46,358	\$ 48,400	\$ 51,000
Lawn Care	\$ 22,117	\$ 26,216	\$ 29,000
Pool Operations	\$ 15,973	\$ 13,360	\$ 14,000
Pool Maint/Improvements	\$ 4,924	\$ 26,342	\$ 5,000
Utilities	\$ 7,287	\$ 8,983	\$ 9,000
Trees/Landscaping	\$ 4,000	\$ 4,213	\$ 8,000
Insurance	\$ 5,197	\$ 5,259	\$ 5,400
Social Committee	\$ 641	\$ 1,170	\$ 1,200
CPA/Legal	\$ 1,040	\$ 447	\$ 1,000
Communications	\$ 989	\$ 663	\$ 600
Gen Maint/Improvements	\$ 606	\$ 2,239	\$ 1,000
Other	\$ 725	\$ -	\$ 500
Total Expenses	\$ 109,858	\$ 137,293	\$ 125,700
Reserve Increase (Decrease)	\$ (769)	\$ (22,238)	\$ (7,350)
Adj for timing of dues receipt	\$ 32,748	\$ (25,634)	\$ (29,239)
Year-end Reserve Balance	\$ 88,295	\$ 40,423	\$ 3,834

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Vice President's ACC Update

Josh Welge

Many things are going on within your ACC. First off, we have plans to repair and resurface the pool parking lot this spring. These maintenance activities will give the lot a facelift and should prevent the need for heavier maintenance actions in the near future. Expect the lot to be closed periodically throughout the process. Our goal is to have the work completed before the pool opens, weather permitting.

Second, we have finalized the request and approval process for detached sheds. We will be working to upload links to our website for further instructions. If you have any questions, please contact the ACC at highlandridgeacc@outlook.com.

Third, with the shed changes and updates to the website, we will be transitioning to an online form for ACC requests. The link is <https://forms.gle/yZ8LmxUNXe9XffqL9>. The link will also be provided on the HOA's website at <https://www.highlandridgehoa.com/>. Please use the online form for ALL new requests, effective immediately.

Finally, with spring and summer just around the corner, we expect a lot of home improvement activity. As always, please be sure to submit your requests to the ACC prior to beginning any projects. We have an excellent committee of dedicated members who are great with performing timely reviews of submittals. I can't thank them enough for their time and effort!

We're excited to be providing these updates and look forward to working with our resident members on all upcoming projects.

Thank you,

Josh Welge

Vice President - ACC Chair

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HOA CONTACTS

President	Mark Ellis	HighlandRidge-HOA@outlook.com	461-6126
Vice President & ACC	Josh Welge	HighlandridgeACC@outlook.com	785-231-9194
Treasurer	Shane Fiser	highlandridgetreasurer@gmail.com	660-3671
Secretary	John Kuhn	johnkuhn@yahoo.com	269-3314
Landscaping Committee	Stephanie Brading	stephbrading@gmail.com	
Pool Committee	Jack Mize	hoapoolguy@yahoo.com	208-2022
Social Committee	Stacey Sprecker	staceysprecker@gmail.com	963-6230
Yard Sale Committee	Jim Cummings	estatesofhighlandridgeyardsale@gmail.com	
Welcome Committee		< volunteers needed >	

Events and Reminders

Large Trash Pickup

The Spring Tidy Town event was canceled per the City of Shawnee. Next scheduled pickup is August 19th, 2020 and November 18th, 2020.

Yard Sale - CANCELED

The upcoming Spring yard sale has been canceled due to the COVID-19 situation.

Pool Opening - Tentative

Pool opening is tentatively set for May 23rd. This date is subject to change due to COVID-19 restrictions and weather. Check Facebook or our website for updates.

Annual Public Meeting - Tentative

The HOA Annual Public meeting is set for June 8th at 6PM at the Pool entrance. This too, is tentatively set and the date is subject to change depending on the COVID-19 restrictions. Check Facebook or our website for updates.