



Providence Highlands Community Association

Annual Meeting

February 27, 2010

Riverwoods Convention Center

2009 Budget Review



Providence Highlands Community Association BUDGET STATEMENT - 2009

OPERATING REVENUES	SCHEDULED	ACTUAL
HOA Dues	12600.00	11054.96
Late Fees	800.00	501.04
Interest	74.50	102.84
Reserve Allocation (20%)	(2520.00)	0.00
TOTAL REVENUES	10954.50	11658.84

OPERATING ACCOUNT	
Balance Forward	7726.29
Income Deposits	11658.84
Transfer to Reserve Acct.	-7000.00
Transfer to Reserve for Playground	0.00
Withdrawals/Payments	-9279.18
TOTAL	3105.95

COSTS & EXPENSES	SCHEDULED	ACTUAL
Common Area		
Yearly Maintenance	2500.00	2600.00
Repair	250.00	0.00
Utilities (Water)	800.00	1077.54
Playground Equip.	200.00	0.00
Walking Path (Sealing)	1000.00	0.00
Safety Improvements	1500.00	149.24
Common Area Future Development Plan	2500.00	0.00
Annual Events		
Spring Social (May)	250.00	305.32
Fall Social (September)	0.00	0.00
Insurance		
Liability	600.00	510.00
Directors & Officers	932.00	432.00
Professional		
Legal	1000.00	1827.65
Accounting	250.00	388.70
Annual Homeowners Mtg.	400.00	300.00
Office Supplies	400.00	317.16
Website	25.00	25.00
Park Strip Trees		946.57
Returned check HOA Dues		400.00
TOTAL EXPENSES	12607.00	9279.18
TOTAL REVENUES	-1652.50	2379.66

RESERVE ACCOUNT	
Balance Forward	
Reserve for Sealing path	1000.00
Reserve for Operating Acct.	2000.00
Reserve for Playground Equip.	408.13
Deposits	
Deposits to Operating Reserves	7000.00
Deposits to Operating Reserves	0.00
TOTAL	10408.13

TOTAL CASH ASSETS	13514.08
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2010 Budget Plan



Providence Highlands Community Association BUDGET STATEMENT - 2010

Common Area Plan will be discussed at May meeting

OPERATING REVENUES	SCHEDULED	ACTUAL
HOA Dues	12600.00	0.00
Late Fees	400.00	0.00
Interest	350.00	0.00
Legal Fees	600.00	0.00
Reserve Allocation (20%)	(2500.00)	0.00
TOTAL REVENUES	11450.00	0.00

COSTS & EXPENSES	SCHEDULED	ACTUAL
Common Area		
Yearly Maintenance	2750.00	0.00
Repair	250.00	0.00
Utilities (Water)	1200.00	0.00
Playground Equip.	350.00	0.00
Equip. Installation	175.00	0.00
Walking Path (Sealing)	500.00	0.00
Safety Improvements	150.00	0.00
Annual Events		
Spring Social (May)	300.00	0.00
Fall Social (September)	300.00	0.00
Insurance		
Liability	550.00	0.00
Directors & Officers	450.00	0.00
Professional		
Legal	750.00	0.00
Accounting	475.00	0.00
Annual Homeowner's Mtg.	300.00	0.00
Office Supplies	400.00	0.00
Website	50.00	0.00
Common Area Future Development Plan	2500.00	0.00
TOTAL EXPENSES	11450.00	0.00
TOTAL REVENUES	0.00	0.00

OPERATING ACCOUNT	
Balance Forward	3105.95
Income Deposits	0.00
Transfer to Reserve Acct.	0.00
Transfer to Reserve for Playground	0.00
Withdrawals/Payments	0.00
TOTAL	3105.95

RESERVE ACCOUNT	
Balances Forward	
Reserve for Sealing path	1000.00
Reserve for Operating Acct.	9000.00
Reserve for Playground Equip.	408.13
New Transactions	
Deposits to Playground Reserves	0.00
Deposits to Operating Reserves	0.00
TOTAL	10408.13
TOTAL CASH ASSETS	13514.08

Delinquent Dues



5:04 PM

02/26/10

Providence Highlands Community Association Customer Balance Summary As of December 31, 2009

	<u>Dec 31, 09</u>
B&J Custom Building	180.00
Chad Willis Sheen	570.90
Duane Stonehouse	365.80
Jeff & Desiree Holbrook	215.00
LOT#62 659 EAST 1250 SOUTH	1,175.30
Mark Cohen	823.35
Richard Arnold	271.40
Ryan & Claudia Stoelch	271.40
TOTAL	<u><u>3,873.15</u></u>

CC&R Changes



- Amendment 1 and 2 renumber section 12 and formally change the name of the Architectural Review Committee.
- Amendment 3 clarifies the requirements for the exterior finish of the home. These finishes are consistent with the homes already existing in the community.
- Amendment 4 clarifies the type of trees in the park strip, and reduces the number of trees that must be planted in the front of your home (in addition to the park strip trees) from three trees to two. This is being done due to the relatively small sizes of our front yards. You are welcome to have as many trees as you'd like, but only two will be required.
- Amendment 5 clarifies the requirement regarding mailboxes. As most of you know, we all have the same mailboxes, thus providing a unified theme within our community.
- Amendment 6 adds a requirement for a lamp post in the front of your home. Again, we already have lamp posts in most of our front yards, so this addition simply reinforces what has already been done within the community.
- Amendment 7 adds a requirement for weed abatement.



Amendment 1: Section 12

Proposed change is to simply renumber Section 12 subheadings. Section 12.1.1 through 12.1.13 will be renumbered to 12.2 through 12.14. The following change will be made to section 12.1:

The building lots within the Project are expressly limited to the construction of single family residential homes, the development and construction of which shall comply with all aspects of the local, state, and federal law, ordinances, building codes, and all other applicable construction guidelines. ~~The following construction design guidelines shall also apply to all lost and residential homes within the project area:~~

Amendment 2: All Sections



Proposed change is to make all references to the “Architectural Control Committee” changed to “Architectural Review Committee” simply for consistency.



Amendment 3: Section 12

Proposed change is to restate section 12.1.7 (to be renumbered to 12.8) as:

The exterior finish of each dwelling shall be 4-sided or 360 degree architecture which carries the exterior theme and materials used on the front elevation of the home (in proportionate ratios) onto the side and rear elevations of the home.

Only stucco, rock products, brick or composite hard board siding will be used for the exterior finish of each dwelling.



Amendment 4: Section 12

Proposed change is to restate section 12.1.13 (to be renumbered to 12.14) as:

Landscaping on each residential home must be installed as soon as reasonably possible and shall be complete not later than nine (9) months following the issuance of a Certificate of Occupancy. The front, side **and rear** yards shall be completely landscaped pursuant to Providence City ordinance and shall include the following: Automatic sprinkling systems and sod (sod planting, hydro-seeding, and etc. are precluded); **each lot must include a minimum of two (2) two inch (2") caliper trees in the park strip, which the Association has determined will be Blaze Maple trees (some lots may include only one park strip tree based on the review of the Architectural Review Committee); in addition to the trees planted in the park strip area, a minimum of two (2) two inch (2") caliper trees, of a species approved by the Architectural Review Committee,** will be planted in each front yard; planting areas, of at least thirty inches (30") in width, consisting of trees, shrubs, and flowers shall surround the foundation of each home; planting areas, of at least eighteen inches (18"), shall surround any retaining wall, and no **more than three inches (3") of metal** shall be exposed or visible on front or side elevation window wells.



Amendment 5: Section 12

Proposed change is to add section 12.15 as:

12.15. Once a single family residence is constructed on a Lot, the Owner of the Lot must install and maintain a mailbox that has been approved by the Architectural Review Committee within 30 days of home occupancy. The intent of this provision is that each Lot will have a mailbox that is similar in design thus providing a unified theme. The mailboxes will be of a design so as, to the extent possible, each mailbox will service two Lots and each Owner will have the responsibility to pay its proportionate share of the installation and maintenance of the mailbox.



Amendment 6: Section 12

Proposed change is to add section 12.16 as:

12.16. Each Lot must include a streetlight, of a design and type approved by the Architectural Review Committee within 30 days of home occupancy. The approved streetlight must automatically turn on at dusk and automatically turn off at dawn. The Owner of the Lot will be responsible for the repair and maintenance of the streetlight installed on that Lot.



Amendment 7: Section 14

Proposed change is to add section 14.4 as:

14.4. All weeds, on both improved and unimproved Lots, shall be trimmed periodically, and shall never be more than 12 inches in height. The Owner of the Lot will be responsible for weed maintenance on their Lot.

Vote for Amendments



Landscaping Review



- Landscaping Requirements
 - Yard in 9 months after occupancy
 - Functioning lamp post is a requirement
 - Vehicles (including trailers) must be behind fence
 - Weeds must be abated on vacant lots
- So far, no fines have been imposed
- **Are fines unreasonable?**

- The board recommends a \$50 fee will be sent out to all owners that are delinquent on getting their landscaping complete for 2009
- The board recommends that anyone that is still delinquent on getting their landscaping completed by September 31, 2010 will be assessed a monthly fee of \$50 each month until the lot owner is in compliance

Rocky Mountain Power Green Canyon-Nibley Project



- Primary impact to us will be moving the lines further east (away from the Grandview Drive homes)



Voting for New Directors



- Recommendations for directors shall be motioned and seconded
- The prospective board members shall commit to work on the board and fill a leadership position
 - President, Secretary, Treasurer, Common Grounds Committee Lead
- Three year term to replace Emily Merkley
- Three year term to replace Jon Brenchley

Monthly Board Meetings



- Board Meetings are held monthly at the President's home (currently Bill Pierce)
- Time is made available at each meeting for homeowner participation

Join us and add some value!

Open Discussion

