

PM NOTES

Park Meadows Association Newsletter
January 2016

2016 PMA Board of Trustees: Ruth Jordan, 607-8115, Ruthjordan50@hotmail.com; Buck Lackey, 767-7194, lackey110@gmail.com; Fran LaSalle, 767-2085, franohio@aol.com; Joan Champie, 532-3020, jchampie@yahoo.com

Annual meeting. Twenty-four community members gathered at the home of Virginia Caudill (265PM) on January 24 for the 2015 PMA annual meeting. Fran LaSalle and Joan Champie were elected to serve on the 2016 board of trustees. Among the topics discussed at the meeting were the PMA financial status report, the landscape update, and elimination of the handyperson retainer.

Financial status report. In 2015 the board appointed Julia Cady and Fran LaSalle to review PMA's financial status in order to determine whether there should be an increase in monthly association fees. After extensive research of PMA records, Fran and Julia concluded that a fee increase is not necessary at this time; however, they recommended that subsequent boards continue to carefully monitor expenditures in order to maintain a responsible budget.

Julia and Fran made other recommendations, which were approved by the board [see attachment, "2016-2025 Recommendations & Conclusions"]. One was adopted as a new policy, to be included as an update to the 2013 Policies and Procedures. The policy

states that PMA will no longer be responsible for plumbing and electrical maintenance and repairs, exceptions being: air filters; filters for water heaters and water softeners; smoke detectors; and garage door lift mechanisms. All other costs are the homeowner's responsibility.

Landscape update. The landscape committee had an active year in 2015. Members and volunteers added new native plants that should require less care in the PM circle, and the group made their own leaf mulch. During the summer Enoch's Tree Service cut back, pruned, or removed several shrubs and cut down dying ash trees at the PM entrance and along the Dayton St. berms. The committee and volunteers then worked with arborist Bob Moore to plant two new replacement trees--a yellowwood on the east front berm and a sassafras on the west front berm. Paul Beck graciously donated one of the trees.

Landscape committee chair Carolyn Ray renewed a call for volunteers. Anyone who wishes to volunteer for the landscape committee may contact Carolyn (767-2139cjay49@att.net).

Handyperson retainer. In their financial status report, Julia and Fran recommended that PMA eliminate the monthly retainer fee for a handyperson. The board approved this policy. Maintenance and repair of buildings, spouting, gutters, and furnace flues will now be contracted out on a case-by-case basis. Residents whose homes are in need of repair may contact Bill Hardman, Bradd Bateman, or a contractor of their choice (see "Service Providers" section below).

Service Providers. The following service providers are customarily recommended by PMA; however, homeowners are free to choose another service provider. This information may also be found on page 2 of the PM directory (see attachment).

Before calling any service provider, please contact a trustee, who will advise you whether costs will be covered by PMA or are the homeowner's responsibility.

Heating, air conditioning, water heaters, and water softeners. AC Service, 767-7406, Yellow Springs.

Pest control, inspection, and treatment. A1 Able Pest Doctors, 399-9998, Springfield.

Building exterior and spouting maintenance, minor interior repairs, smoke detectors. Bill Hardman, 768-4140; hardmansoccer@sbcglobal.net, Yellow Springs. Bradd Bateman, 751-0701, Xenia.

Lawn mowing, snow removal. Cedarview Lawn Service, 545-4937, Xenia.

Electrical wiring and minor repairs. Reddy Electric, 372-8205, Xenia.

Garage doors, lift mechanisms, remote control devices. Edmunds Garage Doors, 429-3850; 372-5521, Xenia.

REMINDER: Change smoke detector batteries in January and February!

PMA requires that residents maintain smoke detectors in their homes. This includes changing batteries in all smoke detectors at least once a year. Those who prefer not to change batteries themselves may contact Bill Hardman (768-4140; hardmansoccer@sbcglobal.net) or another contractor. Bill charges a \$25 fee; homeowners must provide 9-volt Duracell batteries.

When does PMA call the snowplowers?

This is a frequently asked question. The answer: Trustees call Cedarview to plow lanes and driveways when snow accumulation reaches four inches. Residents have also inquired about ice removal. PMA's contract with Cedarview does not include this service. Trustees suggest that homeowners spread salt or kitty litter on ice to reduce hazards.

2016-2025 RECOMMENDATIONS & CONCLUSIONS

STAINING:

After research into stains used on the units, we believe staining could reasonably be done on a 12 yr. cycle.

ROOFING:

It seems reasonable to re-roof on a 25 year cycle. Roofs can be repaired as opposed to replaced.

PLUMBING REPAIRS:

We recommend limiting these to repairs involving water softeners and water heaters. Residents should pay for all personal repairs. The savings are estimated to be between \$1200-\$1500/yr. While not huge, the amount is not insignificant.

ELECTRICAL REPAIRS:

These should be limited to those related to smoke detectors and garage doors.

HANDYPERSON RETAINER:

We recommend the handy person retainer be eliminated, but that an exterior inspection of homes be done every Spring and Fall.

RECORD KEEPING:

This is an important aspect, not only for historical reasons but also for projection of repairs, expenses, etc. The "black book" contains useful information and needs to be kept up to date. We have updated it through September, 2015. It was located in Rachel's garage.

GROUNDS & LANES:

Expenditures should be monitored carefully. Expenses under this heading could be shifted among the different categories to allow some latitude for special needs.

BUDGET PROJECTIONS:

We projected income/expenses over a period of 10 years. Our figures were based on the P&L spreadsheet covering the period from 2010 through Sept. of 2015 provided by the bookkeeper. (A period of 5.75 years) A 3% per year increase in expenses was factored in.

CONCLUSIONS:

Based on the projections and other research, we believe:

1. The bottom line is strong
2. No assessment increase is needed now but needs to be looked at in 5 years.
3. Trustees need to be frugal on monthly expenses to save reserves each year.
4. Accumulating this reserve is necessary for long range projects.
5. Have 2 resident treasurers, one for day to day work and one to keep tabs on long term spending.