

PINE TRACINGS

May 2017

Don't you know they had fun!:

Here, Pine Trace is a power house of our get 'er done women! Thanks to Bobbi Uttich for this great photo.



Buildings Committee update

by Howard Goldstein: On 4/26 the building committee reported that repairs on 8 homes (7818,7822,7845,7862,7872,7751,7763 and 7787) have been completed and paid for. The

painting has now been completed on 7 of these 8 homes and the final home to be painted (7862) will be completed today (4/27). 6 Homes have been paid for and the final 2 will be paid on Friday 4/28. Roof replacement for Unit 7780 will start in May (exact date not available as yet). 7838 will be re-roofed in July. 7814 to be re-roofed in September and 7787 to be done in November.

Directory Update: You will be pleased, I think with the new Directory format. We will eliminate the cost of a printed directory and, instead, use a spreadsheet format that can be quickly and inexpensively updated several times a year. If you have email, when you receive your directory, please save it to your desktop. Otherwise you will receive it by mail, but perhaps just not as often. If you want your email published, be sure to send Monique your permission form.

Financial Committee Report by Jay Richey:

The finance committee will be providing an update in the newsletter each month to keep everyone informed about the financial condition of the association. The operating expenses through March are \$1,143 over budget. This primarily due to expenses of \$1,500 for landscaping and sod placement around the new well and irrigation pump on the south end. All other expenses are at or under budget in the first quarter. We do expect the operating expenses to be under budget for the year because the cost of our insurance will be about \$15,000 lower than was budgeted. This savings will help offset the unbudgeted cost (\$8,800) of painting the wall along Whitfield and some unexpected costs for a new pump filter.

There have been no expenditures from the reserve funds through March. But, as the Building and Grounds committee reported, several units have been repaired and painted and we will start

paying the bills in April. However, the expenses from the reserve fund for major capital items is also expected to be slightly below budget for the year. The contract for roof replacements came in \$7,000 below budget but this lower cost will be offset by building repairs that will be about \$5,000 above budget. Even though the reserve spending is expected to be below budget this year, the Board recently approved a special assessment to help rebuild the reserve funds for roof replacements, building repairs, and painting. This was necessary because over the past few years the reserve spending has been higher than the reserve fees and consequently, the reserve balances for these items are unacceptably low and need to be increased to cover future obligations.

If you have any questions about this report or the association's finances you may contact Jay Richey.

What Do You Think about Vendor Special Price List?:

What if each of us took a moment to talk to our vendors to ask if they could give a group price for Pine Trace customers? Would someone be willing to serve as coordinator?

What Do You Think?: Do you have items of interest for the newsletter? Articles may be submitted by email and must typewritten to copy/paste. No ALL CAPS. Nothing will be retyped.

Donna Maloof, pres.

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