

COLLINGWOOD POINTE AT THE PRESERVE

2024 YEAR ENDING SUMMARY

Purpose:

We would like to summarize our projects and maintenance tasks performed throughout the year.



WELCOME NEW OWNERS

We are pleased to welcome those of you who are new to our Community/Association.

Our goal is to ensure that you are comfortable, happy, safe and that you feel like a part of our community family.

We hope this information will provide you with more knowledge, information and understanding of how our community works together to accomplish a better living environment.

Again, a warmest welcome to you and your family. We hope you are already starting to feel at home in your new neighborhood.



COMMITTEE & BOARD POSITIONS

- ▶ All Board positions are filled at this time, but we are always looking for interested owners to fill various positions.
- ▶ Two Committee Chair positions have been filled. Buildings chair is Carol Hamilton and Grounds chair is Dave Poeppelman. We still have Landscaping chair open.
- ▶ Many thanks to Kay Fenn for her service as a board member.
- ▶ This year we welcomed Carol Kline to the Board.



**ONE PERSON
CAN MAKE A
DIFFERENCE,
AND EVERYONE
SHOULD TRY**

-JOHN F. KENNEDY-

Pool

- ▶ Decking was power washed, furniture cleaned, placed on decking and removed by volunteers
- ▶ Opening and closing of the pool went smooth thanks to the many volunteers that made it happen
- ▶ Thank you, Norma, for taking care of chemicals twice a week and distributing pool gate keys
- ▶ We also want to thank Dennis and Carol Kline for all that you have done this season with managing the pool



BUILDINGS & ROOFING

- ▶ Repaired several units with damaged facial boards.
- ▶ Inspected areas on buildings including exterior of windows
- ▶ Insecticide was applied 2 times, once in early summer and once in late summer around all units by volunteers
- ▶ Exterminating company continues to monitor buildings with termite control units



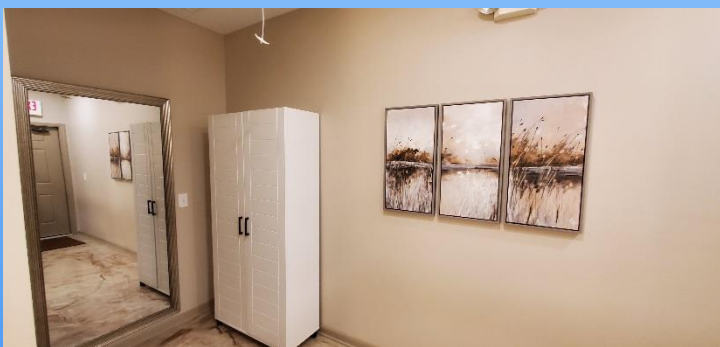
BUILDINGS / MISC. CONTINUED

- Inspected and repaired shutters
- Cleaned and sprayed shutters with silicone spray
- Most small maintenance projects completed by volunteers
- All light bulbs at garages and front entrance have been replaced and fixtures cleaned. Thank you Paul and Gayle for purchasing and installing light bulbs.



BUILDINGS CLUBHOUSE

- Men's and Women's restrooms were remodeled in clubhouse
- New exit doors on north side of clubhouse replaced
- New TV installed on wall in great room



LANDSCAPING

- ▶ Inspections were completed in June
- ▶ Removal of bushes and trees from inspection will be completed in October or beginning of November
- ▶ Will remove 47 bushes and replace 74 new. Did not replace boxwoods this year
- ▶ Removed (6) trees
- ▶ Two rounds of trimming were completed to help keep height of bushes down below bottom of windows
- ▶ Flowers were planted at clubhouse, shed area, sign board and front entrance by volunteers
- ▶ Total extra expenses on removals, replacements and tree removals = \$11,582/ \$1582 over budget
- ▶ 2025 Contract with Wise Landscape will decrease budget by \$24,967.00



GROUNDS

- New drainage will be installed on Northwest property in November to help eliminate standing water
- Fence on west side of property was cleaned, scraped and painted by volunteers
- New benches and concrete pads were added at (2) locations. Total cost: \$4102
- New wiring for front entrance lighting was installed



GROUNDS IRRIGATION SYSTEM

- Annual inspection of irrigation system was done in mid May.
- Irrigation system was repaired and 2 new heads installed.
- Fall maintenance and drainage of lines will be completed in November.



GROUNDS MISC.

- ▶ Fire hydrant preventive maintenance and drainage will be completed in November
- ▶ Street sign posts were inspected and painted as needed. Painted light poles as needed
- ▶ All work done by volunteers except hydrant maintenance that is completed by contractor
- ▶ Repaired a main line water valve





**VISIT
WEBSITE**



WEBSITE

- ▶ Continuing to update pages on our website. So happy to see many folks visiting our site.
- ▶ Passwords:
- ▶ Residents Only page = **Residents**

Check out our new Forum page. We are hoping this will be a new tool to assist in better communications within Community.

Please remember to use the **Issue Form** on website for any problems or tasks needed.

Contact Harold Fisher or Rick Calhoun for questions or concerns



COLLINGWOOD POINTE 2024

OPERATING SUMMARY

PROJECTED & ORIGINAL BUDGET



Actual
Projected

Budget

Utilities = \$112,173
Landscape = \$92,429
Administrative including
insurance = \$91,390

Total = \$295,992

**89% of our operating
budget in 3 line items**

**\$30,134 savings in Snow &
Ice removal this season**

**There will be a decrease in
the 2025 Landscape
budget**

<u><i>Operating Expenses</i></u>		Actual Projected	Budget
	Utilities	\$112,173	\$107,390
<i>Projected</i>	Landscape	\$92,429	\$91,218
<i>Projected</i>	Buildings / Roads	\$13,480	\$13,480
<i>Projected</i>	Clubhouse	\$10,230	\$10,230
<i>Actual</i>	Pool	\$6500	\$6500
<i>Actual</i>	Snow Removal	\$6266	\$36,400
<i>Projected</i>	Administrative	\$91390	\$80,658
Total: \$13,345 under budget/ projected		\$332,531	\$345,876

COLLINGWOOD POINTE 2024 CAPITAL SUMMARY / ACTUAL

		Actual	Original Budget
<i>Reserve Expenses</i>	Concrete repair	\$13,236	\$10,000
	Clubhouse Bathroom Reno	\$19,207.57	\$15,000
	Buildings/ Loan	\$112,125	\$112,125
	Grounds/Lighting / Front entrance	\$ 5705	\$10,000
	Tree/Shrub Replacement	\$11,582	\$ 10,000
	Drainage repair	\$21,693	\$10,000
	\$16,423 / over budget		
		\$183,549	\$167,125

	Budgeted	Actual/ Predicted by Year ending
Total Revenue	\$520,320	\$548,142
Total Expenses	\$516,047	\$516,080
		+ \$32,062



COLLINGWOOD POINTE 2024 TOTAL
REVENUES VS EXPENSES / PROJECTED
EXPENSES OCTOBER THROUGH
DECEMBER

VOLUNTEER PROJECT RESULTS



Thank you
to all
volunteers

- Thank you to all for your dedicated hours of volunteer work to assist in saving the Community money. What an incredible year.
- Thank you to all that volunteered with assistance in painting all fence We saved thousands of dollars as a result.
- Volunteer hours through mid October have averaged about \$45,000 savings per year
- Onsite Manager – 500 hours average per year saving approximately \$12,560
- This would equate to \$37.50 per unit to monthly fees without volunteer assistance
- These numbers are based on projected cost to do many tasks and the cost we would have paid out to management company
- Past (6) years including year to date 20243, volunteers have saved the community approximately \$315,000

FINANCIAL SUMMARY/ 2024

- Within the Net Operating, we were under budget by \$17,038
- Our Net Reserve funding and expenditures, we are under budget by \$15,024
- A total year ending of \$32,061 under budget mainly due to Snow & Ice budget under \$30,134
- Overall, with all the unexpected expenses and changes, our budget year was a success
- Financial information and goals for next year will be explained at first meeting in 2025 or sent in PDF form to unit owners



Not a bad
year! Great
job everyone



COMMUNITY MEETINGS FOR 2025

Scheduling of Community Meetings for the year.

4th Wednesday of the month

Meetings will be held (3) times per year.

- ▶ *February*
 - ▶ *June*
 - ▶ *October*
- 

Q&A

You have

Questions

We have

Answers

If you have questions, issues or concerns, please contact a Board Member, Harold Fisher or Rick Calhoun

