

HIGHLAND CONDO NEWS

Sept 2023



Dear Highland Residents:

It's been a busy summer and fall is upon us. The Highland's board is busy planning the annual meeting for the Highlands owners. There will be three board seats to fill for the coming year. One of our board members, Wes Connelly, sold his unit and resigned, creating an opening. Scott and Sandi's two-year terms are up at the end of this year. We want to thank Wes for his work, and we will miss him and his wife Pat.

We encourage you to consider serving on the Association board. Participation on the board gives you a voice on critical issues facing our community. We know everyone is busy, but if you can commit to attending a 1-hour meeting per month to help shape the direction of our community, consider running for a board seat.

If you can't serve on the board, consider nominating someone and show your support by voting for new board members. If you have questions about being on the board, please contact one of the current board members who will be glad to answer your questions. Owners will vote for the nominated board members of their choice at the annual owner's meeting.

Annual Owners Meeting: November 16, 2023, at 6:00pm. Attend the meeting at Shadle Park Library or online via a Zoom meeting.

Financial Updates

Operating Budget Overview: Owners pay fees into an operating budget used to pay for day-to-day maintenance of the community grounds and buildings. It has been a challenging year with unanticipated expenses and higher costs for day-to-day expenses. The increased expenses, which means the COA operating budget does not have enough funds to pay its bills to the end of the year. The board voted in September to borrow from the reserve fund to cover operating costs to the end of the year. The association must repay borrowed funds back into the reserve account within the next two years.

Unplanned operating expenses included:

- The board engaged an attorney to collect dues from owners who are delinquent paying association fees.
- Back payment of stipend to owners who provide power from their units to run the radon fans.

Capital Reserve Fund Overview: The reserve fund pays for large capital projects to maintain and repair buildings and shared areas. A portion of owner fees are placed into the reserve fund capital projects. The board is responsible for ensuring the reserve fund is adequate to pay for capital projects outlined in the reserve study. This year there were unplanned projects that met the criteria for capital projects. The board voted to use reserve funds for these projects. The board approved these expenses to maintain the integrity of the buildings and the safety of the community. Using reserve funds for these projects means that there may not be adequate funding for planned projects. It will be imperative that the association adequately collect additional fees to replace this funding.

Unplanned reserve fund expenses included:

- Woodpecker remediation and covering holes in siding to prevent birds nesting from nesting in holes.
- Replacement of pool filter and leak repair.
- Replacement and repair of twenty-three lamp tops on the grounds.

Project Updates

2023 Completed Capital Projects

- Phase 2 of stair replacement started in 2022.
- Woodpecker abatement.
- Lamps replaced on top of light poles.
- Pool filter replacement and leak repair.

2023 Capital Projects That Remain to Completed

- Carport beam reinforcement.
- Electrical panel inspection and repair.
- Light poles need new electrical lines on the west side of townhomes.

2024 Capital Projects Planned

- Replace the remaining stairs.
- Painting buildings.
- Townhome roof repair.

2023 Operational Highlights

- The pool received a new safety line and ladder repaired.
- Jim Spier became the new certified pool operator.
- Downspouts installed on carports.
- Painted laundry and mail room.
- Scrub trees removed on the south slope as a fire prevention measure.
- Trees and bushes trimmed.
- Sidewalk cracks filled.

Community News

Rules and Regulations

The board recently reviewed and revised the list of Rules and Regulations. The rules and regulations are a combination of CC&Rs and decisions by current and past board to create rules in the interest of the community. The board added a rule in September prohibiting the use of outdoor grills due to fire safety concerns. The new rules and regulations are posted on the WEB Properties website.

Pool Time

The board would like to thank Jim Spier for taking on the CPO role for the Highlands community and volunteering his time. We also want to express our sincere appreciation to resident Carla and Brenda for volunteering to open, close, and test the pool each day. The pool closed on Sept 18th, and Pool will winterize it in early November.

Theft and Vandalism

Stay vigilant and if you see something suspicious, call 911. We have had vehicle break-ins and issues with vagrants coming on the property this year.

Highland Board Members

Scott Lewis – President-
dustymoonboots@hotmail.com

Gayle Lawrence – Secretary-
glawrence1956@msn.com

Joshua Morello
joshmo1969@gmail.com
Sandi Gaffney

WEB Properties

Contact WEB for items of concern on the property.

24-hour phone: 509-533-0995 **Business Hours:** M-F 8 - 4:30 Closed daily for lunch and on observed holidays. If you reach an answering machine, leave a message.

After hours, press 1 for emergencies.

Email: samantha@wpispo.com