

# Nutters Crossing Homeowners Association

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April 11, 2017 - General Meeting

The meeting was called to order at 7:02.

1. Mark Ondo introduced the HOA Board:

President – Vacant

Vice President – Mark Ondo

Treasurer – Susan Pitsenbarger

Secretary – Laura Schmader

Officers of the Board

- Cheryl Breidenbach
- Deborah Dickerson
- Dr. Ernie Gibb
- Jim Jackson
- Bruce Mooney

2. Salisbury Firehouse Station 1

Bryan Records, Salisbury Fire Department Station 1 Assistant Chief, and Jon Black, Salisbury Fire Department Station 1 Volunteer Assistant Chief and resident of Nutters Crossing, spoke about the current situation with the Station 1 volunteers that resigned to form their own station. Under the proposed fire district plan, Nutters Crossing, because it falls outside of the bypass, would be responded to by the new station. Their top three concerns are 1) potential response rates of the new volunteer station since volunteers from Station 1 currently have a 50% fail rate, 2) potential increase in homeowner insurance rates and 3) loss of financial oversight of the new station. In their opinion, the new volunteer station should remain under city jurisdiction.

They are urging all Nutters Crossing residents to write Bob Culver, County Executive, Wayne Strausburg, Director Administration, and Larry Dodd, County Councilman, and let them know that we did not ask for this and we do not want anything to change. Since a decision will be made soon all letters should be sent by 4/15.

Mark Ondo agreed to have the HOA Board write a letter as well. Mark will send the email addresses of the county executives as well as the HOA letter to all residents.

3. The treasurer's report was read by Susan Pitsenbarger (see Appendix I for reports):

Bank balances

A little more than \$10,000 in our savings account (\$10,698 as of 3/27). Holding consistent for the past 3 years.

Note - reduction of \$5,000 from savings in 2014 to checking. This was necessary due to the timing from annual revenue generated vs. expenses during each month. We also made the decision to increase annual dues at that time.

Dues history as shown.

Income / Expenses:

Current HOA fees are \$175.

Projected Expenses for 2017 – Note costs on a per homeowner column (see Appendix I).

- Major expenses are considered fixed totaling 24,234 annually or \$156 per lot.
- Other expenses are another \$11 per lot or a total of \$168.
- This includes no provision for additional expenses which we have incurred in the past such as sign painting. (2014 - \$2,169)

Note: we do have one homeowner that has NOT paid the 2016 fees.

As has been mentioned in the monthly newsletter, HOA dues are payable on April 30<sup>th</sup>. Any unpaid will include a \$30 late charge/ interest will be added every month thereafter.

For example – dues = \$206.03 payable by May 31<sup>st</sup>.

Note our new address for mailing payments.

4. HOA Fees / Mark Ondo

Mark Ondo, for a comparison, gave examples of annual HOA fees for other local communities. We still have one of the lowest fees in the area.

- Deer Harbor – \$192
- Steeple Chase – \$300
- Nithsdale – \$300
- Heather Glen – \$250
- Foxchase – \$320
- Elk Creek – \$100
- Sadlebrooke – \$325
- Eastfields – \$125

In 2018, there may be an increase in fees to cover potential upcoming projects/repairs (see Appendix II).

## 5. General Business

- ✓ Lawn maintenance contract renewed for 2017 with Cutting Crew Lawn Care for \$7800. 3% price increase. 10 month contract.
- ✓ Clubhouse house renovations:
  - Café open 10am - 7pm w/ daily lunch specials
  - New bar w/ Happy Hour 4pm – 7pm

## 6. New Business

- ✓ Yard Sales:
  - Spring Yard Sale – May 6<sup>th</sup> from 7am - 11am (Rain Date – May 13<sup>th</sup>)
  - Fall Yard Sale – September 30<sup>th</sup>
- ✓ Welcome Baskets:

If you have a new neighbor or are a business owner and would like to donate gift/discount cards, please contact Deborah Dickerson at [deborahd4@comcast.net](mailto:deborahd4@comcast.net). Deborah has been delivering the baskets to our new neighbors for 2 years and tries to put things in that educate new residents about the community.
- ✓ Community Event Ideas:
  - BBQ in May or June (Mark Ondo will look into using lot on Dixon Road)
  - Movie Night
  - Sunday Fun Day (Potluck 1 Sunday a month for the 3 months of Summer)
  - Bonfire (Jon Black will look into burn restrictions)
  - Easter Egg Hunt in 2018
- ✓ Reminder that the HOA does not monitor the Next Door Social Media Site; neighborhood concerns should be emailed to the HOA at [NuttersCrossingHOA@gmail.com](mailto:NuttersCrossingHOA@gmail.com).
- ✓ John Mackes has volunteered to be the HOA president. John introduced himself to the group. The board will vote on his approval.
- ✓ A request was made to be respectful of fellow neighbors and their properties (power wash houses, clean gutters, do not throw cigarette butts out car windows, control dogs, etc.)
- ✓ The HOA will send out monthly emails with any neighborhood news.
- ✓ A date will be set in the Fall for the next HOA meeting.

The meeting adjourned at 8:50.

# Appendix I

## Nutters Crossing HOA

### Bank Account Balances - As of 3/27/2017

Account	2012	2013	2014	2015	2016	2017 3/27/2017 Bal
Checking	1,122.72	-	-	-	-	-
M&T Checking	-	-	-	-	6,170.43	18,137.33
M&T Savings/Reserved Fund	-	-	-	-	10,697.24	10,698.15
Savings	15,406.56	15,504.99	10,584.96	10,653.88	-	-
SECU	2,437.06	1,592.31	2,518.98	6,440.04	-	-
<b>TOTAL Bank Accounts</b>	<b>18,966.34</b>	<b>17,097.30</b>	<b>13,103.94</b>	<b>17,093.92</b>	<b>16,867.67</b>	<b>28,835.48</b>

\*\*\* 2014 - Transferred \$5,000 from Savings to Checking fund

	Dues <u>History</u>
2004	\$165
2005	\$165
2006	\$175
2007	\$175
2008	\$175
2009	\$150
2010	\$150
2011	\$150
2012	\$150
2013	\$150
2014	\$150
2015	\$175
2016	\$175
2017	\$175

### Nutters Crossing Homeowners Revenue and Expense Projection and Trend

	2017 Projected	Cost Per Home- owner	2016	2015	2014	3 year Average
<b>Total Dues</b>	@ \$175		@ \$175	@ \$175	@ \$150	
155 Homeowners @ \$175	27,125		26,645	26,865	23,515	25,675
<b>Projected Operating Expenses:</b>						
Electricity	13,704	88	16,175	12,710	13,690	14,192
Grounds Maintenance Contract	7,800	50	7,560	7,200	7,200	7,320
Mosquito Spraying	1,937	12	1,937	1,937	969	1,614
Treasurer	1,000	6	500	-	1,000	500
HOA Insurance	645	4	645	646	644	645
PO Box, Stamps, Postage, Software Updates	150	1	216	151	402	256
<b>Subtotal Operating</b>	<b>25,236</b>	<b>163</b>	<b>27,033</b>	<b>22,644</b>	<b>23,905</b>	<b>24,527</b>
<b>Projected Discretionary Expenses:</b>						
Holiday Decorating Contest	175	1	350	-	175	175
Irrigation Repairs, Maintenance Etc, Tree Trimming	500	3	614	954	1,280	949
Yard sale Ads	70	0	40	44	67	50
New Neighbor Welcome Baskets	100	1	96	46	67	70
Sign Painting			24	225	2,169	806
<b>Subtotal Discretionary</b>	<b>845</b>	<b>5</b>	<b>1,124</b>	<b>1,269</b>	<b>3,758</b>	<b>2,050</b>
<b>Total Expenses</b>	<b>26,081</b>	<b>168</b>	<b>28,157</b>	<b>23,913</b>	<b>27,663</b>	<b>26,578</b>
<b>Net = Allowance for Unprojected</b>	<b>1,044</b>	<b>7</b>	<b>(1,512)</b>	<b>2,952</b>	<b>(4,148)</b>	<b>(903)</b>
<b>Cost Per Homeowner</b>	<b>168</b>					

## Nutters Crossing Potential Upcoming Projects

Updated 3/1/17

Nutters Crossing now has over 25 years of existence. With that kind of age, there are many things within our infrastructure and common areas that will start to need maintenance or even replacement. We are not looking to spend any unnecessary money, but we are trying to prepare so that we have funds available when needed. We asked Carmen DiSylvestro to help us put this list together. Below is the list:

1. Entrance sign - Repainted and rotten areas replaced. Also light fixtures could require replacement due to age. Budget cost - \$3,500.00
2. Re-landscaping of entrance sign area due to age of plant material and die back.  
Budget cost - \$2,500.00
3. Due to age of irrigation system, repair of heads, solenoids and valves may need to be repaired as needed. Budget cost - \$2,250
4. Tree maintenance for the large River Birches. Budget cost - \$2,500.00
5. Possible well failures (2) due to the age of the systems. Budget cost - \$5,000.00

Total costs = \$15,750

Over 5 years= \$3,150/year

155 Homeowners= \$20.32 per home owner per year

Hence the possible increase in HOA dues for 2018