**CANYON LAKE FOREST PROPERTY OWNERS ASSOCIATION – 2021 ANNUAL LETTER**

YEAR IN REVIEW:

Greetings Canyon Lake Forest POA members!

It has been somewhat of a slow year because of Covid- 19. We had many plans that had to be sidelined because of the Pandemic. The decision to keep the pool closed probably had the most impact on the membership. Unfortunately, after reviewing State mandated guidelines and the risk factors associated with not being able to following those guidelines exactly, as well as taking a consensus from the members attending monthly meetings, the decision was made for the pool to remain closed.

A poll was taken on the social media as to what the top capital improvement ideas that the membership felt needed to be addressed. Playground repair and replacement was #1 and shade coverings for the existing benches was #2. Both of these have been completed. Melissa Gonzales has been doing some extensive research in partnering with some possible organizations that might offer grant money to POAs to build a playground and several members have already volunteered to serve on this committee. The clubhouse is still awaiting repairs of the leak on the front of the building as well as replacement of A/C units. There has definitely been a problem with trying to find a contractor that is reliable. The clubhouse had not been utilized for most of Covid-19.

In October we had our first and only community event, a Fall clean-up. There were over 84 bags filled with trash as well as some large bulk items which filled several truck beds. There were 15 members that attended the cleanup and we were blessed with overcast, cloudy skies but no rain.

If Covid-19 had not been enough to deal with we then had to endure Snowvid 21 (the winter storm that kept on giving). Several pipes burst in the wellhouse at the pool. Again, it took sometime before we were able to get a plumber out to fix the issue.

Covid-19 may have slowed down most of the world but it certainly did not slow down the real estate market at Canyon Lake. There were 95 properties sold (22 more than last year) and 33 building permits issued. Since the POA has been fortunate in collecting monies from fees for property sales and building permits it was felt that currently it would be a good time to set aside funds in a Capital Reserve account for future large expenditures that might arise. In April $20,000 was set aside in a Capital Reserve account.

Hopefully everyone has seen the new sign for the POA at the corner of Canyon Bend and Eastview. It is slightly larger and certainly more attractive than the old dilapidated sign.

On May 1st the pool opened on schedule with shade coverings over the benches as well as a repaired playground with some new swings…Yay! And a shout out to Best Waste Systems for donating free trash service for our POA.

*\*\*Mention of Thanks\*\* A big thank you to Jenny Ayala, AJ Champion, Roy Franco and all the volunteers from the Fall Cleanup event.*

**2021-2022 Proposed Fiscal Year Budget –**

**Total Assessments Required on Previous Year’s Expenses - $44,200 (not including non-recurring)**

**Authorized Mandatory Assessment $24**

**Elective Assessment $36**

**Total Required Assessment to meet minimum needs $60**

**Proposed Collection 717 Owners $43,020**

**Collection based on 645 Owners currently paying $38,700**

**\*92 aged accounts/many with liens or unable to locate**

**\*\*Shortfall and any additional capital improvements (over %20 of annual dues) to be covered by fees/permits and donations\*\***

**PLEASE BE SURE TO MARK THE PAPER BALLOT FOR OR AGAINST THE BUDGET SO THAT BILLING CAN BE RELEASED AS SOON AFTER THE MEETING AS POSSIBLE.**

Proposed Capital Improvements Budget: (Top 3 votes)

\*A/C replacement (4 units) - $1200 a unit

\*Leak Repair /Storage Door Trim (clubhouse) - $2500 - $3500

\*New Flooring (Clubhouse) - $10,000 - $12,000

\*Decking around pool - $5,000 - $7,000

\*Pool replastering - $10,000 - $12,000

\*Sprinkler system at pool - $2500 - $3500 (Sell lawnmower to offset cost)

\*Update/repair Courts - $3,000 - $5,000

\*Grounds and Picnic areas - $2,000 - $4,000

**ELECTIONS –** There are 7 positions to be voted on and currently there are 7 nominees on the ballot. The floor will be opened to anyone wishing to nominate themselves and be added to the ballot before voting begins.