

**CANYON LAKE FOREST PROPERTY OWNERS' ASSOCIATION –**  
**2022 ANNUAL LETTER AND BUDGET**

**YEAR IN REVIEW:**

Greetings Canyon Lake Forest POA members!

It has been somewhat of a better year as we move past the worst of the Covid-19 era. We began June 2021 with 3 new board members that hit the ground running!

Based on the budget presented and the 6 options that had been polled which were 1) new flooring for clubhouse 2) resurface of decking around the pool 3) replaster of the pool 4) re-stripe/update basketball and tennis courts 5) new playground item and 6) sprinkler system around the pool, the top projects that were voted on at the annual meeting were replastering the pool, new decking around the pool, and re-striping/repairing the sports courts.

Due to covid delays the price of almost all those items went up significantly from when we had obtained previous bids so it was agreed upon in subsequent meetings that the pool decking would be patched rather than resurfaced or replaced until we felt the pool had to be done and we had more funds reserved for that expense. In the meantime, we went with the other items voted for in the poll that were achievable, such as replacing the park grills, adding a new jungle gym and making some unexpected but very costly repairs such as replacing the well pump that went out unexpectedly.

We voted to extend the pool season to October 1<sup>st</sup> weekend since we didn't have the pool open for 2020 due to Covid and this went over well with members, as expected!

In October a recommendation was made to initiate a utility fee when renting the club house. The amount was suggested by member to increase the deposit to \$250.00 and charge a utility fee of \$125.00 when renting the club house and return the \$125.00 to the renter as long as the club house is left like it was found and the trash is removed by the renter. Updated the rules and made effective immediately.

On November 6<sup>th</sup> we had an amazing work day with 25 volunteers that brought major tools and equipment with them! We tackled tree trimming and removed dead plants and trees from clubhouse beds, the picnic tables at the park were sanded and repainted, the old rusty BBQ pits were removed and new ones ordered, the broken basketball backboard was removed and 2 new ones were ordered, store room at clubhouse was insulated with spray insulation, plumbing issues were repaired or assessed in clubhouse and pool house, ceiling tiles and light bulbs replaced, exterior ledge on clubhouse that was causing leak was repaired, caulked and painted, gutters and trim repaired/cleaned and trim replaced on backside of storage room at clubhouse. Trash cans were cleaned, and a HUGE burn pile was burned. Trash was collected throughout entire neighborhood (89 bags taken to WORD) and we celebrated our accomplishments together over a delicious lunch. It was truly a great day!

In February we had Sherriff's Deputies Trevino and Wilmon share our community crime statistics with the group. It was refreshing to hear that our drug related crimes and calls have gone down this past year.

April 2<sup>nd</sup> was our Spring Cleanup which was also a huge success. We installed the new BBQ pits, the basketball backboards were installed with new brackets and posts newly painted, courts were all power washed and re-striped, the new jungle gym was put together and installed at playground, pool house was cleaned out and re-organized, lawn mower was worked on for potential sale or use, toilets at pool were repaired, new men's faucet installed, outdoor shower repaired, beds at clubhouse trimmed back,

and trash was collected as usual. BEST WASTE donated a 30 yard dumpster for us to have all weekend and we filled it to the brim by both volunteers and neighbors that had qualify items to discard! This was a family event that was also celebrated with a meal together to end the day. It was mentioned many times how great it is to be able to participate with kids and take advantage of valuable lessons that can be learned from community involvement and volunteer activities.

During the year we also had unexpected repairs such as the pump at the well going out which was a large expense, the main flood lights stopped working which was an electrical short and some wiring had to be replaced. A 2<sup>nd</sup> A/C unit went out so we replaced 2 units with new ones that should be more efficient and work much better.

On the first weekend of May the pool was opened on schedule. Shortly afterward, it was discovered that both major multiport valves were not working to full capacity and both had minor leaks under the added pressure of daily usage. Ultimately, both needed to be replaced and we struggled to keep the pool clean and open while the pool was working on one pump. Once the first was replaced, we could replace the 2<sup>nd</sup> without having to close the pool for more than a day or two at a time.

With the real estate market still booming, property sales have increased while new builds have tapered off a bit, This is a big source of fee income to help us make up for the shortfall to our expenditures that dues are not sufficient to cover -

**99 Homes/Lots Transferred title - 75 of those transfers requested Resale Certificates**

**15 New Build Permits were issued - 4 Addition/Improvement Permits were issued**

**Finally -**

**2022-2023 Proposed Fiscal Year Budget –**

**Total Revenue Required based on Previous Yr Expenses - \$46,543 (not including non-recurring)**

**Authorized Mandatory Assessment \$24**

**Elective Assessment \$36**

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

**Proposed Collection 709 Owners \$42,540**

**Collection based on 638 Owners (90%) paying timely \$38,280**

**\*169 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) – 1/3 of current reserves of \$75,348 = \$25,116

\*A/C replacement (2 more units) - \$4,000 installed, trimmed and painted

\*New Flooring (Clubhouse) - \$12,000 - \$15,000

\*Decking around pool - \$10,000 - \$12,000

\*Pool replastering - \$30,000 - \$35,000 + light \$2,000 + Autofill + 1000

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

\*Full Update to Courts - \$13,000 - \$16,000 (Includes expanding tennis court, move fence, resurface, re-strip and add pickleball)

\*Driveway repaired - \$2,000 - \$5,000

\*New Fridge in clubhouse - \$1,000

**ELECTIONS** – There is 1 position to be voted on and currently there are 0 nominees on the ballot. The floor will be opened to anyone wishing to nominate themselves and be added to the ballot before voting begins.