

Measured Savings and Progress

By Bill Lehman – President

When I assumed office in January, I organized your Board of Directors with a focus and vision of reorganizing and restructure how the Board would operate. My goal was simple; turn your Association into a “homeowner friendly” environment. One of the first things I accomplished was to move the homeowner open forum from the end of the meeting to the beginning, while giving homeowners the ability to join the board in discussion of old, and new business items relating to the business of the Villages at Queen Creek. I also created an Oversight Committee, whose main focus was to shop the many vendor contracts we had within the community, while instructing the Finance Committee to look at every budget line item to see what areas we could carve savings out of. Another major, yet positive change was in our Community Manager. Your five board members not only screened potential applicants, but also conducted the interviews of those candidates who were interested in managing our community. Cindy Anderson has already proven in her interaction with both the residents and your board that she is a perfect fit for our community.

We are working on several projects including a full rewrite of our architectural guidelines, that while they have served our community well in the past, are in many aspects outdated. The new guidelines will continue to be more homeowner friendly, while enhancing our property value. The pool area which has been in much need of repair will be closed for a two week period in October to allow an installation of a shower, resurface of the interior of the pool, replacement of the kool deck, and drain area, installation of a shade sail, and purchase of new pool chairs, tables, and lounges, while the gym will also receive much needed new equipment. Because of the money being spent in these areas, security cameras (which includes night vision) will be installed at all clubhouse entrances, pool, and workout area to protect our investments while providing 24 hour security surveillance for our residents. On the outside, monument signs for all entrances of our community will be replacing the current signage which has continued to have letters taken throughout the past several years. The new signs are vandal resistant while providing a uniform professional appearance, and will be lighted at night using “eco friendly” solar lights. In October, 500 more oak trees will be planted, replacing the many trees that have been blown down in the past by storms. Oak trees have a deep root system and have shown to do very well in communities like ours that receive micro bursts during the monsoon season. In the spring of 2012, we will replace all missing streetscape plants throughout the community, and will start granite replacement.

Our first community event of “The Gathering” on April 30th proved to be very successful allowing many neighbors to spend quality time with family, friends and each other. This event cost our community nothing as our many vendors paid for the event. Our fall season “Our Thanksgiving” will take place on November 12th, and will be sponsored by H & N Landscaping.

I am very proud to inform you that your assessments for 2012 will not be going up, because the above projects will be funded through the reserve account and cost savings we have achieved, while continuing to ensure we are putting enough money aside in our reserve fund for future repairs and replacements. Most of the contracts signed are for a period of three years ensuring we can forecast our budget with greater accuracy. Here is the breakdown of the cost savings;

Budget Item	Old Budget	New Budget	Savings	Annual Savings
Management Contract	\$10,156.75	\$9,650.00	\$506.75	\$6,081.00
Landscape Contract	\$23,307.00	\$21,500.00	\$1,807.00	\$21,684.00
Administrative Assistant	\$1,509.16	\$0.00	\$1,509.16	\$18,110.00
Tree Trimming*	\$1,416.66	\$0.00	\$1,416.66	\$17,000.00
Sprinkler Repairs*	\$1,083.33	\$0.00	\$1,083.33	\$13,000.00
Lot Clean-Up*	\$300.00	\$0.00	\$300.00	\$3,600.00
Janitorial Contract	\$995.00	\$825.00	\$170.00	\$2,040.00
Security	\$760.42	\$395.42	\$365.00	\$4,380.00
Pest Control	\$329.20	\$170.00	\$159.20	\$1,910.40
Pool Service Contract	\$970.00	\$650.00	\$320.00	\$3,840.00
Parking Patrol	\$625.00	\$0.00	\$625.00	\$7,500.00
Demand Fees*	\$958.33	\$0.00	\$958.33	\$11,500.00
Lien Fees*	\$450.00	\$0.00	\$450.00	\$5,400.00
Attorney's Fees*	\$2,500.00	\$0.00	\$2,500.00	\$30,000.00
Newsletter*	\$133.33	\$0.00	\$133.33	\$1,600.00
Website*	\$83.33	\$0.00	\$83.33	\$1,000.00

TOTAL ESTIMATED ANNUAL SAVINGS

\$148,645.40

*Please note that tree trimming, abandoned home lot clean-ups, and minor sprinkler repairs are included in our contract with H&N Landscaping, (H&N has spent over \$40,000.00 in tree trimming and over \$5,000.00 in sprinkler repairs).

*We also moved our collection process from traditional attorney collections to a collection agency.

*With our new contract with AAM, a web-site and a 4-page quarterly newsletter are included. AAM is now also responsible for collecting Demand and Lien Fees.

I am very proud of the success your Board of Directors has achieved this year, while we have worked hard all year, we still have a lot of work to do to continue to make our community a proud place to live.

Thank you for your support and please know your thoughts and feedback are always welcome!