

Via: Email and mail

Attachments: (1) Stonecrest Homeowners' Association -Architectural Review Committee Request Form  
(2) Stonecrest Homeowners' Association Letter – CCR Enforcement - July 1, 2021

Members,

We hope that you and your families are well and we look forward to seeing you outside more often with the warmer weather. This letter provides an important update to the Members of our neighborhood including a notice of an increase in the annual assessment effective April 1, 2022 as explained below.

### **Budget Update**

As you may recall, the Stonecrest HOA approved the 2022 budget at the October 25, 2021 annual meeting. In the following months, the Board became aware of additional expenses and performed a comprehensive multi-year budget review.

### Streetlights

In November 2021, the Board was notified by Turnberry Homes (the developer) and Nashville Electric Service that the monthly streetlight electricity invoices have been unpaid for an extended time. The account was still in Turnberry's name and never transferred to Stonecrest HOA. The Board quickly converted the account to Stonecrest HOA and after a thorough review, paid the \$3,456.50 balance without paying any late fees. Neither this expense nor the expected ongoing annual streetlight electricity expense of approximately \$3,000 were contemplated in the 2022 budget.

### Community Trail

Also at the annual meeting, the Stonecrest HOA approved a project to pave the community trail with asphalt. The contractor bids expired before the annual meeting, so the Board requested updated bids and the lowest one is about \$5,000 above the previous bids. Fully or partially paving the community trail is not feasible in 2022, but may be considered in future years. The Board is actively working to enhance the community trail with mulch in the coming months either by a contractor or as a community project.

### Entrance Fences

The Board requested and received bids to repair and paint the fences, but the quotes of approximately \$5,500 are well above the \$1,500 in the 2022 budget. Note the board assumed \$1,500/year for planning purposes over a 3-year period (\$4500 every 3 years) in the previous budget. The Board is still considering the best approach for the fence maintenance and repair.

### Outstanding reimbursements

The Board reviewed all outstanding Member reimbursement requests (holiday lights, entrance lighting, flags, flag poles and other supplies) and made payments totaling approximately \$1,200. These expenses were not fully contemplated in the 2022 budget.

### Revised 2022 Budget

Figure 1 on page 3 shows the actual income and expenses in prior years as well as the approved 2022 budget. Even before the unforeseen expenses noted above, the Equity/Reserves would have been reduced to unacceptable levels this year. After considerable discussion, including multi-year projections,

the Board unanimously approved the Revised 2022 Budget shown in Figure 1, including a **10% increase to the annual assessment effective April 1, 2022** (shown as 7.5% in Figure 1 as it applies to only nine months in 2022). This increases the annual assessment for each Member from \$1,200 to \$1,320 (quarterly from \$300 to \$330), still well below other HOAs in the area. While reluctant to raise the annual assessment, the Board believes it is prudent to maintain sufficient reserves for future expenses and capital expenditures. The need for future annual assessment increases and/or a special assessment will be discussed at the next annual meeting, expected in the fall.

### **Property Manager**

As you are aware, Stonecrest HOA engaged Westwood Property Management as our property manager effective November 1, 2021. The Board monitored the transition from the previous manager and everything has gone well. We are working with Westwood to upload the Architectural Request Form, By-Laws and CCRs to the portal. Please check the portal periodically (<https://wmco.managebuilding.com/Resident/public/home>) for payment processing information and other Stonecrest information.

### **Architectural Review Requests**

The Board would like to thank the Members for submitting Architectural Review Requests prior to embarking on exterior projects as described in the CCRs. The form is attached for your convenience.

### **CCR Compliance**

As a reminder, the Members received the attached letter in July 2021 requesting compliance with the CCRs and associated corrective actions. Westwood performs periodic property surveys and their findings are discussed with the Board prior to any notice to the Members. In the coming days, some Members will receive friendly reminders to remedy certain non-compliance items. Please contact any Board member if you have questions or suggestions for improving this process.

### **Welcome Neighbors**

As many of you may know, we have some new families in Stonecrest. If you have not already done so, please introduce yourselves and welcome them to our neighborhood.

Thank you,  
Stonecrest HOA Board

Greg Uebele - Korey Cincinelli - Tina Bellanca - Denise Adams - Jeremy Voigtmann

Figure 1. Stonecrest HOA Previous Income and Expenses, 2022 Budgets

	Actual (Unaudited)				Approved Budget 2022	Revised	
	2018	2019	2020	2021		Dues Δ	Budget 2022
<b>Income</b>							
Member Dues	\$25,849.96	\$38,868.16	\$39,551.00	\$33,150.00	\$34,800.00	7.5%	\$37,410.00
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Interest Income	\$0.79	\$3.42	\$8.13	\$10.46	\$10.00		\$10.00
<b>Total Income</b>	<b>\$25,850.75</b>	<b>\$38,871.58</b>	<b>\$39,559.13</b>	<b>\$33,160.46</b>	<b>\$34,810.00</b>		<b>\$37,420.00</b>
<b>Expenses</b>							
Accounting - Tax	\$206.00	\$456.00	\$250.00	\$100.00	\$100.00		\$500.00
Annual Meeting	\$0.00	\$532.18	\$0.00	\$264.39	\$0.00		\$400.00
Insurance	\$1,582.00	\$1,828.34	\$2,095.00	\$1,128.00	\$2,000.00		\$2,000.00
Landscaping	\$21,100.00	\$13,641.00	\$9,570.00	\$14,940.00	\$18,180.00		\$20,000.00
Legal	\$0.00	\$0.00	\$150.00	\$1,000.00	\$0.00		\$500.00
Maintenance							
Bridge	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Entrance Lighting	\$308.89	\$446.25	\$0.00	\$0.00	\$500.00		\$500.00
Fences/Trail Sign	\$0.00	\$0.00	\$1,320.00	\$0.00	\$1,500.00		\$5,000.00
Trail	\$0.00	\$0.00	\$0.00	\$0.00	\$38,400.00		\$8,000.00
Other	\$0.00	\$0.00	\$0.00	\$1,027.44	\$500.00		\$500.00
Sub-Total	\$308.89	\$446.25	\$1,320.00	\$1,027.44	\$40,900.00		\$14,000.00
Miscellaneous	\$502.45	\$2,123.93	\$175.29	\$3.13	\$850.00		\$1,000.00
Property Manager	\$2,071.93	\$3,619.84	\$4,299.68	\$5,799.01	\$8,100.00		\$8,100.00
Regulatory Filings	\$0.00	\$20.00	\$20.00	\$40.95	\$30.00		\$50.00
Utilities							
Electricity - Entrance	\$130.95	\$348.01	\$510.59	\$539.94	\$585.00		\$600.00
Electricity - Street Lights	\$0.00	\$0.00	\$0.00	\$249.74	\$0.00		\$7,000.00
Water	\$1,029.71	\$2,368.73	\$1,653.21	\$2,152.81	\$1,600.00		\$1,750.00
Sub-Total	\$1,160.66	\$2,716.74	\$2,163.80	\$2,942.49	\$2,185.00		\$9,350.00
<b>Total Expense</b>	<b>\$26,931.93</b>	<b>\$25,384.28</b>	<b>\$20,043.77</b>	<b>\$27,245.41</b>	<b>\$72,345.00</b>		<b>\$55,900.00</b>
<b>Net Income</b>	<b><u>(\$1,081.18)</u></b>	<b><u>\$13,487.30</u></b>	<b><u>\$19,515.36</u></b>	<b><u>\$5,915.05</u></b>	<b><u>(\$37,535.00)</u></b>		<b><u>(\$18,480.00)</u></b>
<b>Balance Sheet EOY</b>							
<b>Assets</b>							
Checking	\$3,135.65	\$14,419.53	\$17,892.77	\$16,576.22	\$7,169.15		\$16,224.15
Savings	\$2,650.79	\$4,854.21	\$20,896.33	\$28,127.93	\$0.00		\$10,000.00
<b>Total</b>	<b>\$5,786.44</b>	<b>\$19,273.74</b>	<b>\$38,789.10</b>	<b>\$44,704.15</b>	<b>\$7,169.15</b>		<b>\$26,224.15</b>
<b>Liabilities</b>							
	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00		\$0.00
<b>Equity/Reserves</b>	<b><u>\$5,786.44</u></b>	<b><u>\$19,273.74</u></b>	<b><u>\$38,789.10</u></b>	<b><u>\$40,704.15</u></b>	<b><u>\$3,169.15</u></b>		<b><u>\$26,224.15</u></b>