

Significant Issues for 2012

Firewise/ Creek Clean-up Work

As most are aware from the budget process last fall, in 2012 the Community Association will be diligently working to clear and clean up on native areas to mitigate fire and flood concerns. 100% of the \$40 assessment increase will be utilized for this work and prior to any work being commissioned, the Board, Finance Committee and Property and Grounds will all need to agree and support the expenditure of funds. We will be communicating regularly with the community on our progress with this work and how this money is being spent. We will also be taking before and after pictures of the areas to provide a historical reference to our work and will make sure to post these pictures on the portal for all to reference.

Bidding out our Payroll and Benefit Contractor

2012 will be our third year working with Paychex to provide the payroll and benefit processing for all CA employees. While we are happy with the services that Paychex provides to our staff, we plan to send out a Request for Proposal to other similar companies and rebid these services to ensure we are getting the best services and benefits for the fees we pay. If we find a better option, our goal will be to make this conversion at the beginning of 2013.

Monument Signage Clean-up

While some of our signs will be completed by the time this article is published, one of our goals in 2012 is to clean up and refinish our monument signs throughout the community. We are planning to continue with the red color, but have resurfaced them with a stucco finish to enhance their life and looks. I hope everyone likes the new finish and look and would like to thank Dave Hahn and his team for getting these in shape to reflect our image and amenities.

Deferred Maintenance

The drought of 2011 and the predictions that it will continue into 2012 will make for difficult choices when replanting lost plant material and trees this year. We know that we have lost a lot of plants, trees and turf, but will not know the extent of the loss until this spring and summer. If the drought persists along with continued water rationing, we will be cautious on our expenditures and replacements. Many lost plants and trees have not been replaced over the last year due to the weather and we are hopeful that our conditions will improve this year and allow us to catch up on these deferred replacements.

Management of our Water Resources

As previously mentioned, the drought has already cost the CA substantially, not only in financial aspects, but in the appearance of our community. While we hope to have more rain this year, we will be sure to work within any water restrictions placed on us by the City and will maximize our wells to benefit the irrigation of our common areas and golf courses. While we did not meet our budgeted water allotments for 2011, the wells did save us over \$130K last year alone.

2012 Board Elections

We have two Resident Director seats opening this year on the Board of Directors. Information on the election timeline has been posted and more will be published over the next few months. The Annual Meeting date is May 24th at 1pm.