

High Vista HOA Roads Report – July 28, 2015

- **Agenda**

- **Routine Maintenance
(HOA Dues)**
- **Capital Improvements
(Special Roads Assessment)**
- **Current Projects**
- **Report Content**



Routine Maintenance (HOA Dues)

	Total	Per lot/year	Per lot/mon
HOA Budget	\$308,600	\$635	\$53
Roadside Mowing / Maint	\$37,500	\$77.16	\$6.43
Snow / Ice	\$25,500	\$52.47	\$4.37
Leaf Removal	\$17,000	\$34.98	\$2.91
Roads Maintenance	\$10,000	\$20.58	\$1.71
Road Signs / Repair	\$1,500	\$3.09	\$0.26
Paint / Stripes	\$500	\$1.03	\$0.09
Roads Budget (~30% Total)	\$92,000	\$189.30	\$15.78

Routine Maintenance (HOA Dues)

Fiscal Year	Special Roads Assessment Year	Total HOA Budget	Roads Budget	%	Roads Actual
2011-12		\$265,000	\$115,000	43.4%	\$106,000
2012-13		\$265,000	\$115,000	43.4%	\$118,000
2013-14	1	\$265,000	\$115,000	43.4%	\$89,000
2014-15	2	\$265,000	\$113,000	42.6%	\$91,000
2015-16	3	\$308,600	\$92,000	29.8%	
2016-17	4				
2017-18	5				
2018-19			??		

Capital Improvements (5 Year SRA)

- **Treasurer Report**
- **Work Accomplished (Yrs 1,2; 3td)**
 - **Culverts, Ditches, Repairs**
 - Cedar
 - Chestnut Ridge
 - Country Club (2x)
 - High Vista
 - Ivy
 - N. Mission Hills
 - Vista Falls
 - Walnut
- **Still LOTS to do!**



Current Projects through October (1/4)

- **Country Club Road (to south gate)**
 - overlay repair
 - split seal / fog seal
- **Chestnut Ridge – north end curb**
- **Sourwood – patches**
- **Poplar – patches**
- **Several split seals / fog seals**
- **Fog lines**
- **Misc repairs**

- **Likely exhaust SRA balance yr3**
- **Next year: Red Oak, Mulberry?**



Current Projects (2/4)

• Speed Bumps

- Two written requests
- Expensive
- Mixed Results
- Pros / Cons
- Alternatives

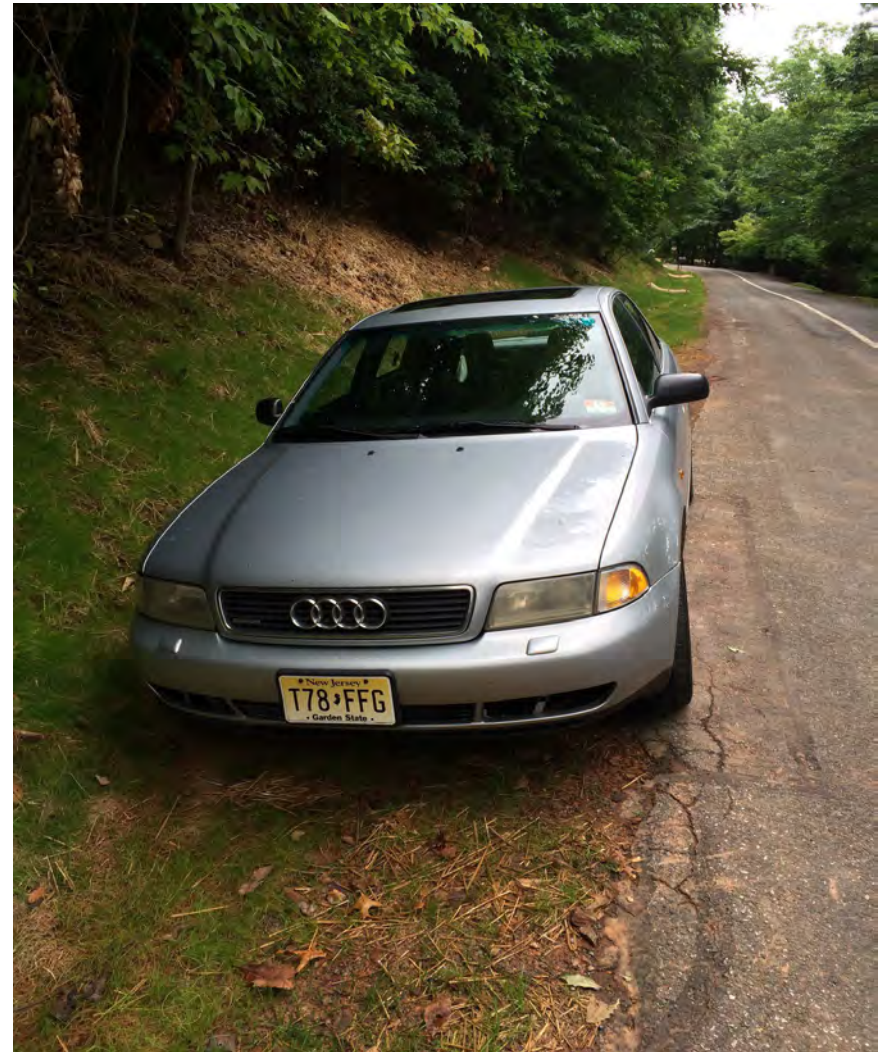
• SRA Dues (>2/3 vote)

- Payment withhold threats
- Delay / reduce improvements
- Covenant #22

“The Association shall not be required to... (allow) the exercise of any rights or privileges of membership...”

- **“Remind Mr. Goodnight that the Board works for me”**

“Board Directors will represent the association membership and conduct business on its behalf”



Current Projects (3/4)

- **Easement Maintenance Requests**

Covenant #18: "...The easement area of each lot and all improvements within said area shall be maintained continuously by the owner of the lot..."

- **Easement Parking**

Covenant #8: "No Vehicle will be parked overnight on any road or road shoulder, except as necessary during inclement winter weather."

- **Easement Materiel Storage**



Current Rabbit-Hole Projects (4/4)

- **“Right of Way” on Roads**

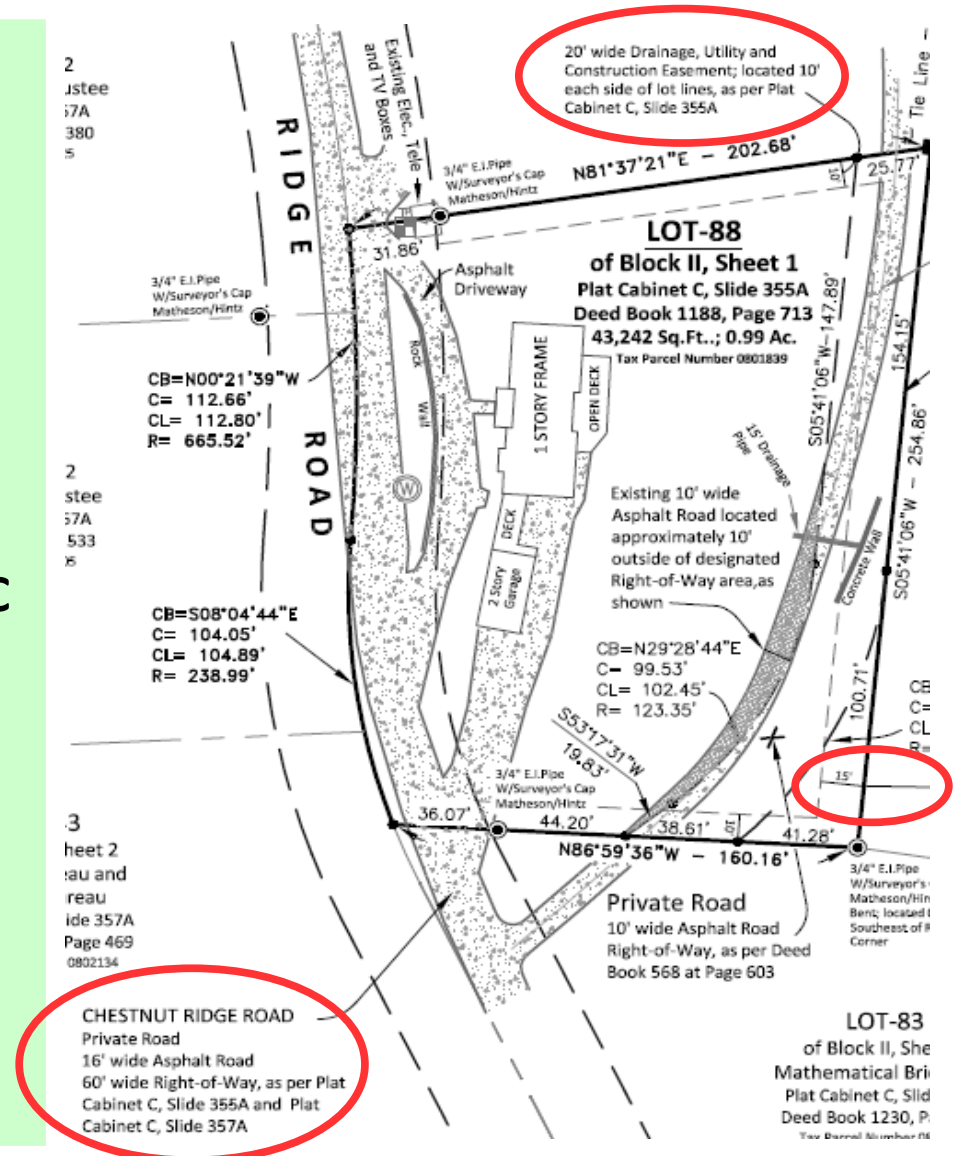
- 60' easement centered along road
- Vehicular traffic & Utilities
- Public convenience
- Pedestrians?

- **Surface Water**

- “Reasonable Use Rule” (NCSC 1977)
- Necessity, Care, Benefit vs Harm, Manner

- **Drainage Easement**

- Proper flow of water
- Homeowner: No obstructions
- Homeowner: Maintain



Report Content

- **Quarterly - Detailed**
 - July
 - October
 - January
 - April
- **Other Months – Condensed**

