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JANUARY/FEBRUARY

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TWIN GATES
Townhomes

the Gatekeeper

current topics >>>

HOA DUES INCREASE

HOA DUES: \$120

**Will be in effect
starting February 1**

Please see page 2 for more
information.

We also invite you to the HOA
Annual Meeting, January 30.
At the meeting, we will discuss
the research that led to this
decision, as well as the
outlook for dues in future
years.

ANNUAL MEETING

*January 30, 2016 10am -12pm
Kirkendall Public Library*

NEW THIS YEAR... In accordance with HOA member-approved
changes to the covenants, we have three significant changes to the
Annual Meeting this year.



**ELECTRONIC VOTING
DOCUSIGN**

Emails were sent out two weeks ago with the
ability to electronically vote and sign
through a program called DocuSign. The
Board recognizes that not every schedule
has the ability to attend annual meetings,
but we want to ensure there is a quick and
easy way for your voice to be heard.
Please take the time to read over the
information and vote accordingly.

**CHANGE OF MEETING MONTH
JANUARY**

Instead of meeting in March, we will be meeting in
January. This was approved through member vote
in the Annual Meeting, March 2015. We look
forward to starting a new board in a time that is
typically more calm and fiscally sensible.



QUORUM

In order to approve needed HOA business, quorum is
constituted as those in attendance, proxy, or
completion of electronic/paper ballot.



HOA BUDGET: CONCERNS

STABILITY

The first thing we all need to know—is that our budget is currently stable. However, all Boards—past and present—are tasked with looking forward to the future, in order to continue having financial stability.

The decisions we make now, will impact all in the next 5, 10, 15, and 20 years. Each Board has to determine the legacy and reputation they will pass to current and future members. We have chosen to be pro-active: plan for crucial maintenance issues, rising costs of services, and potential costly repairs. Long hours of research, discussion, planning, and decision-making have been put in the plan that will be discussed at the Annual Meeting. If you are unable to attend, we address some of the issues in this newsletter. As a Board, we also want to focus on solutions, and have presented those as well.



ROOF REPLACEMENT PLAN: \$330,000

There were several roof leaks reported in 2014, which caused the Board to look at the condition of the roofs in our HOA. Though we were able to repair immediate issues and our roofs are currently in fair to good condition, we are currently in the 17th year of a 15 year shingle. The truth is: the first development phase of homes must have their roofs replaced in the next 2-5 years. The lowest bid we have for each roof is currently \$5000. We anticipate that bid will continue to grow each year as labor and material costs increase. This means the first phase or repairs will cost about \$80,000. The entire roofing project over the next 10-15 years will cost over \$330,000.

MAINTENANCE

Is it no secret that our homes were built soundly, but not with the highest grade materials. This leads to “surprise” repairs, that make planning an annual budget difficult. A good example of this would be the gutters replaced in 2014. A special assessment was required, to offset the high cost of replacement of incorrect gutters installed by the builders. It was necessary to fix, as the insufficient gutters were causing other expensive issues, such as water damage to homes and lawns. For the most part, the ongoing high cost repairs and replacements that need to happen—like concrete, snow removal, and lawn care—can be covered with our current dues. But, it is problematic when other high-cost repairs are introduced, such as roof, siding, and gutter repair. Quite simply, we need to plan for what we know (roof replacement), as well as what we don’t know may happen.



HOA BUDGET: SOLUTIONS



SECURITY: Solution Oriented

Past the need for stability, the Board is looking toward creating security. This gives us time to become solution-oriented, rather than base decisions on emergency needs. According to our Covenants, we must keep a certain amount allocated for emergencies. However, this amount is not large and will not cover the upcoming Roof Replacement Plan (\$330,000). So, the Board has ensured stability in our current budget, and is now looking toward security. Below are some of the discussions and research the Board has completed, in an effort to complete this goal.

DECREASE SPENDING

One of the most obvious ways to create security in the budget is to decrease spending.

LINE ITEMS: For the first time, the Board will be implementing line item maximums in the budget. The Board adopted the following statement at the November Meeting: *Now that goals have been achieved for the overall condition of the HOA, the Board will implement a stricter line item allowance and only stabilize appearance and maintenance, in order to save the overall budget of the HOA.*

BIDS: For all repairs over \$3000, the Board will secure no less than 3 bids for the estimated cost.

VOLUNTEERS: For upkeep and appearance items that can be done



INCREASE INCOME

The other way to change overall budget, is to increase what we have coming in, in order to save funds. The HOA Board has spent countless hours researching, planning, and projecting for a secure budget.



FINES: The Board will continue to implement fines and fees for homeowners that do not follow the Covenants or ByLaws. We are sensitive to the atmosphere of the HOA, fines will be given in accordance to processes that are fair. The true goal of the fines is to create a fair and consistent association, in which all members live harmoniously by following the HOA covenants, by-laws, and regulations.

ASSESSMENTS: The question for the membership is this: would you prefer to have large assessments to cover the Roof Replacement Plan, or incremental increase of dues? The Board will be conducting a survey over the next year, to determine what the preference is of the membership in this regard.

DUES: In order to start saving toward the Roof Replacement Plan this year, the Board voted to increase dues in 2016. This will allow us to save about \$17,000 toward the \$330,000 goal.

INVEST: The Board has met with an Edward Jones Investment Specialist, to help us understand what options we have available. With approval from the HOA membership, the Board would like to consider safe and secure investments, that may off set the cost of the Roof Replacement Plan. The Edward Jones representative will be at the Annual Meeting to describe potential plans and answer questions.



from the president

Focus Points

Welcome to the new year Twin Gates!

As you know, we've changed our Annual Meeting to the end of January instead of March this year. This will afford the Board a couple of extra months prior to the onset of typical Spring issues in our HOA. Those couple of extra months will provide some extra time to prepare for those.

This is an important newsletter as it touches on the important issues that we will be talking more in depth on at the Annual Meeting. Please do not make the mistake of "coasting" and not being involved on knowing all of the important details surrounding the issues such as budget, roof replacement, investing etc. All of these issues directly affect you. These topics involve discussions about special assessments, increased dues etc which affect all of our families. As a Board we have to balance the task of not making finances a burden on our members with taking care of very large upcoming needs. We value and, yes, even expect your input on these issues. Again, it is not up to 5 or 6 people to decide the fate of 66 families. As a result, we want everyone well informed of the issues at hand and to collaborate with us in spear heading the solutions. We look forward to seeing you at the Annual Meeting and if, for some reason, you cannot attend I would highly suggest you ask someone to update you that can go to the meeting. I cannot stress to you how vital it is for everyone to understand the financial challenges that lie ahead (but that are manageable assuming we take proper and consistent action). However, that means everyone understands all of the nuances of both the problems and their solutions.

Sincerely,
Tom Senn (President)



coming soon >>>

In The Next Issue

Annual Meeting Update

Reminders

Current Topics

REMINDERS

HOA Dues

\$120

**Annual Meeting
January 30**

2015 HOA GOALS



COMMUNITY FOCUSED

1. Lawn Care / Landscaping
2. Snow Removal -
Relationship Building
3. Maintenance

BOARD FOCUSED

1. Communication (website development and continuance of newsletter)
2. Define Responsibilities
3. Develop and Maintain Rules and Regulations
(covenant modification, pre-approved plans)

FUTURE FOCUSED

1. Five (5) Year Fiscal Outlook Stability Plan
2. Research Investment Opportunities
3. Implement Reasonable Fees and Fines
4. Roof Replacement Strategy

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