

WINDEMERE HOMEOWNERS ASSOCIATION
2020 REVIEW

We began the year with \$5,773.00 in our checking account and ended the year with \$3,803.49 to start 2021.

Annual Fees . . . All 76 homeowner fees for the year were paid with 2 overdue notices sent out and 2 late fees paid.

Buckeye Ecocare . . . We again reduced this cost by paying the entire fee at the beginning of the year. Cost for 2020 were the same as in 2019.

Irrigation Systems . . . Water usage in 2020 was lower than in 2019 resulting in \$359.68 less cost. But we paid an additional \$561.84 in 2020 for unplanned irrigation system repairs.

DP&L. . . The cost of electricity for the entrances decreased in 2020 even though the usage remained about the same resulting in \$73.56 in less cost.

Annual Audit . . . The audit by Shannon & Co. found no irregularities.

HOA Liability Insurance . . . Our insurance cost for 2020 was \$611.00, the same as in 2019.

Plan Review Committee . . . Received, reviewed and processed 8 requests this year.

Planting Areas . . . We contracted with Smith Landscaping to maintain the entrances by weeding, trimming the shrubs, and mulching the beds. The cost for these services in 2020 were \$1,281.00 more than in 2019.

Mowing . . . Country Club of the North cancelled their lawn mowing agreement with us so we competitively selected another service provider. As a result our mowing expenses to maintain the entrances increased by \$1,203.77 in 2020.

Annual Neighborhood Picnic . . . The annual neighborhood picnic was cancelled due to Covid concerns.

Trustee Support . . . Trustees responded to a number of homeowner concerns this year including:

- Garbage Collection Proposal – In response to a homeowner suggestion, solicited and evaluated options for reducing trash collection costs by going to a single provider. Presented findings to the community, which opted to continue with the current arrangement.
- Traffic on Indian Ripple - communicated with the Greene County Engineer to request assistance in reducing the risks associated with increased traffic on speeds on Indian Ripple.
- Resident reported issues – received and addressed several resident reported concerns related to construction plans, paint colors and street parking matters.

New Homeowners . . . There were 2 new homeowners in 2020.

Windemere Web Site . . . A special thank you to Rick Courtney for maintaining and posting information to our Windemere HOA Web Site.

All in all, it was a challenging year.