

Pinehurst Place Homeowners Association

*c/o Community Property Management
242 Old Sulphur Spring Road
Manchester, MO 63021
(636)227-8688, (636)227-2356 Fax
tstaryak@cpmgateway.com*

December 1, 2017

Dear Pinehurst Place Homeowners,

Enclosed please find your copy of the 2018 budget for the Pinehurst Place Homeowners Association as recently adopted by the Board of Directors. The Board has worked diligently to maintain expense items at reasonable levels, while still providing the necessary services to our community. With this being said, there will be a slight fee increase in 2018.

Also included is the pool expense report.

Your invoice for 2018 is enclosed and payment is due by January 16, 2018.

Should you have any questions, please contact Theresa Staryak, with Community Property Management at 636-227-8688 Ext 323, or tstaryak@cpmgateway.com.



On behalf of the Pinehurst Place Association and Community Property Management

Have a Happy Holiday and a Prosperous New Year!

Kristi Wiegraffe

Phylis Campbell

Marian McCreary

Theresa Staryak – Association Manager

Pinehurst Place Homeowners Association

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We all want our subdivision to look nice in order to maintain our property values. With that in mind, please remember that certain things are prohibited in our subdivision indentures.

- No clothes, laundry, bicycles or other articles shall be hung, exposed or stored in any portion of the exterior or yard area.
- No animals, reptiles, birds, rabbits, livestock, fowl or poultry shall be kept, raised or bred in the subdivision except that two dogs, cats, or birds or other household animals may be kept as pets. No household pet shall be permitted to create a nuisance or annoyance to surrounding living areas.
- No "For Sale" signs in excess of two square feet, above-ground swimming pools, or objects of unsightly appearance shall be permitted on any lot.
- All equipment and garbage cans shall be kept in garages or stored to conceal them from the view of neighboring dwellings. No bicycles, toys, or similar objects shall be stored outside to be visible from the front street.
- No motorcycle, boat, trailer, recreational vehicles, off road vehicles, shall be stored or parked overnight in any parking area, street, or driveway except an enclosed garage.
- No tent, shack, barn or other outbuilding (including storage sheds) shall be permitted in the subdivision.

Pinehurst Place Homeowners

	Projected 2017 Expenses	Approved 2017 Budget	Approved 2018 Budget
Income			
<u>Income</u>			
6310 - Assessment Income	\$88,164	\$88,638	\$91,443
6340 - Late Fee Income	\$64		
6350 - Legal Fees Reimbursement	\$3,858		
<u>Total Income</u>	\$92,086	\$88,638	\$91,443
<u>Other Income</u>			
6770 - Misc. Owner Income	\$75		\$0
6800 - Outside Pool Memberships	\$1,000	\$800	\$800
6910 - Interest Income	\$150		\$0
<u>Total Other Income</u>	\$1,225		\$800
<u>Total Income</u>	\$93,311	\$89,438	\$92,243
Expense			
<u>Administration</u>			
7010 - Management Fees	\$5,880	\$5,880	\$5,880
7140 - Accounting Fees	\$515	\$700	\$600
7160 - Legal Fees	\$3,802	\$8,000	\$4,000
7280 - Postage/Printing/Office Admin	\$1,805	\$1,500	\$1,800
7300 - Bad Debt	\$0	\$3,000	
7310 - Miscellaneous Admin / Bank Service Fee	\$134	\$100	\$130
<u>Total Administration</u>	\$12,136	\$19,180	\$12,410
<u>Amenities</u>			
8910 - Pool Contract	\$20,826	\$20,600	\$21,100
8930 - Pool Repairs / Maintenance	\$4,042	\$4,000	\$4,000
8935 - Pool Furniture / Passes	\$847	\$1,000	\$1,000
8936 - Pool Permits	\$708	\$750	\$750
<u>Total Amenities</u>	\$26,423	\$26,350	\$26,850
<u>Building Maintenance</u>			
8340 - General Repair & Maintenance	\$0	\$0	\$0
<u>Total Building Maintenance</u>	\$0	\$0	\$0

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<u>Grounds</u>			
8610 - Lawn Care	\$15,105	\$14,785	\$16,876
8670 - Irrigation	\$210	\$320	\$250
8675 - Waterfall	\$1,280	\$1,280	\$1,280
8800 - Grounds Special Projects	\$2,483	\$1,000	\$2,500
8801 - Ground Fence - Old Dorsett	\$660	\$2,000	\$1,000
<u>Total Grounds</u>	\$19,738	\$19,385	\$21,906
<u>Clubhouse</u>			
8990 - Pool Clubhouse	\$0	\$1,200	\$1,200
Total Pool Clubhouse	\$0	\$1,200	\$1,200
<u>Insurance</u>			
9010 - Insurance	\$6,627	\$6,127	\$5,920
<u>Total Insurance</u>	\$6,627	\$6,127	\$5,920
<u>Reserves</u>			
9910 - Reserves - Unallocated	\$10,000	\$10,000	\$10,000
<u>Total Reserves</u>	\$10,000	\$10,000	\$10,000
<u>Utilities</u>			
7290 - Telephone	\$630	\$450	\$450
7710 - Electric	\$3,084	\$3,000	\$3,100
7730 - Water	\$2,013	\$2,000	\$2,100
7740 - Sewer	\$319	\$300	\$325
<u>Total Utilities</u>	\$6,046	\$5,750	\$5,975
<i>Total Expense</i>	\$80,970	\$87,992	\$84,261
Operating Net Income	\$12,341	\$1,446	\$7,982

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Pinehurst Place Pool Repairs 2017 season

Pool pump motor was replaced for the wading pool	\$ 517.60
Updated pool rules sign was installed	\$ 408.23
New lifeguard umbrella was installed	\$ 140.82
Pool remained open the entire first week of July	\$ 226.00
New chlorine pump and tubing was installed	\$ 795.00
New 5HP Challenge Motor was installed	\$ 1,140.00
Ladder bumpers, chlorinator tubing, depth markers	\$ 529.42
Repairs to pool house (drywall, base trim, privacy fence	\$ 754.55
Fence repairs	\$ 76.25
Pool permits	\$ 708.00
Telephone at the pool	\$ 531.07
Pool contract/lifeguard	\$ 20,600.00
Pool passes	\$ 179.93
4 new umbrellas	\$ 219.80
Total cost so far 2017	\$ 26,826.67