

**AUTUMN HALL  
ANNUAL HOMEOWNERS MEETING  
NOVEMBER 12, 2020**



# WELCOME & INTRODUCTIONS

MaryBeth Burns – COA PRESIDENT

## TOPICS FOR TONIGHT

- *STATUS OF LOTS/HOMES*
- *ORGANIZATION – BOARDS AND ADVISORY COMMITTEES*
- *MAJOR PROJECTS FOR 2021*
- *BUDGET FOR 2021*
- *SPECIAL ASSESSMENT FOR POOL REPAIRS*

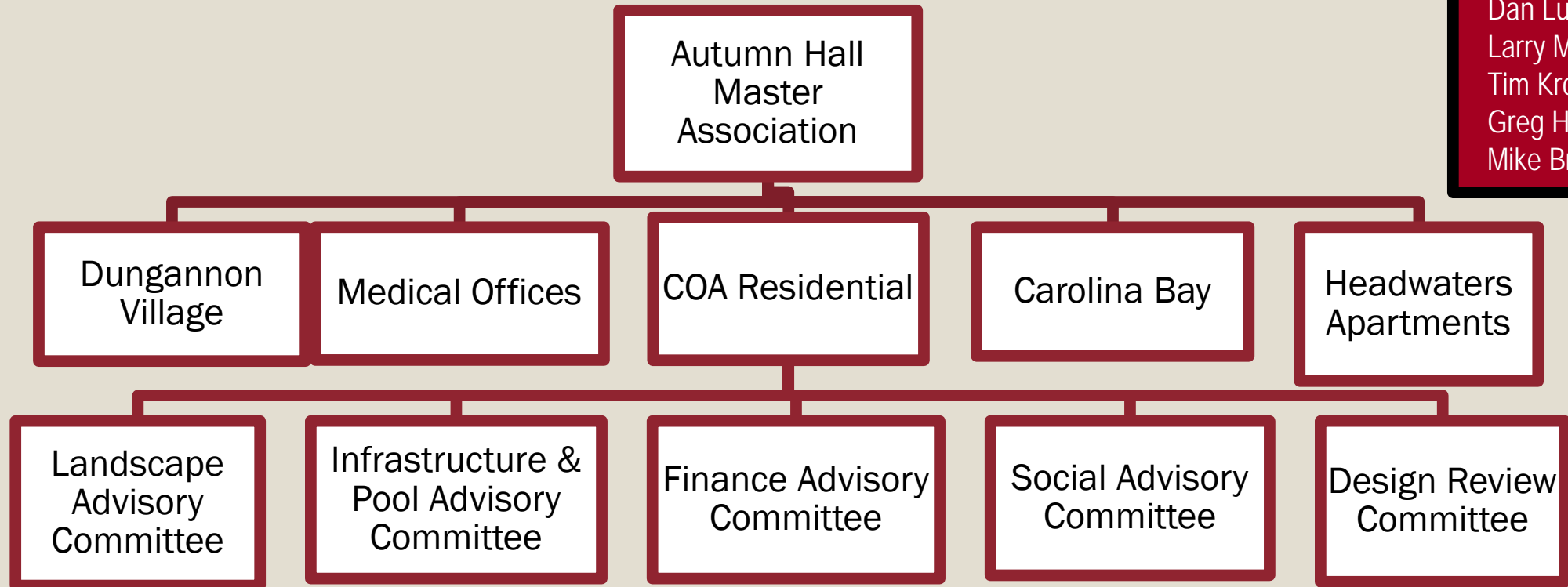


# RESIDENTIAL DEVELOPMENT STATUS OF LOTS AND HOMES

- HOMES BUILT/LOTS PRIVATELY OWNED - 166
- DEVELOPER OWNED LOTS REMAINING - 7
- TOTAL HOMES/LOTS IN AH - 173
- 6 HOMES UNDER CONSTRUCTION



# AUTUMN HALL ORGANIZATION OVERVIEW



Master Board  
B. Eckel  
M. Brown  
Owner Board Member

COA Board  
Mary Beth Burns  
Charles Babington  
Dan Ludwig  
Larry Mass  
Tim Kroenke  
Greg Holder  
Mike Brown (Developer)

# MASTER & COA RESPONSIBILITIES

## ORANGE

### MAINTAINED BY MASTER

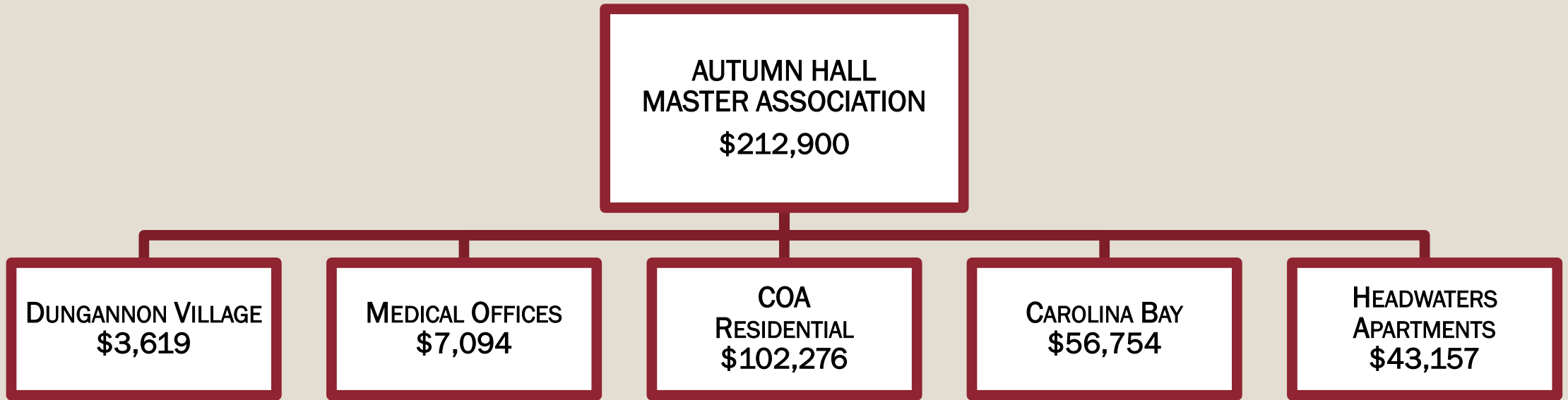
- Arbor Park
- Collector Roads
- Drainage Ponds

## YELLOW

### MAINTAINED BY COA



# FUNDING THE 2021 MASTER ASSOCIATION



## RESPONSIBILITIES OF THE MASTER ASSOCIATION

### MAINTAIN COLLECTOR ROADS:

Dungannon  
Orton Point  
Carolina Bay Drive

### MAINTAIN COMMON DRAINAGE:

Shell Bridge Park  
Headwaters Pond Area

### MAINTAIN ARBOR PARK

Common Area

# Autumn Hall Community Association

## COA BOARD STRUCTURE AND MEMBERS

### 2021 COA Board Structure

- 1 DEVELOPER REPRESENTATIVE
- 3 DEVELOPER APPOINTEES
- 3 ELECTED HOMEOWNERS

***TONIGHT***

***NOMINATE  
AND ELECT***

***ONE HOMEOWNER***

### **2020 COA Board**

- ~ Mary Beth Burns, President
- ~ Dan Ludwig, Secretary
- ~ Charles Babington, Treasurer
- ~ Greg Holder, Member at Large
- ~ Larry Mass, Member at Large
- ~ Tim Kroenke, Member at Large
- ~ Mike Brown, Developer



# COA BOARD

## ADVISORY COMMITTEES AND MEMBERS

### Landscape Advisory Committee

- Time Kroenke (Chair)
- Barbara Costella
- Armand Daniel
- Bob Dawson
- Jane Hawthorne
- Wendy Miezin
- Deborah McArthur
- Abigail Spach

### Infrastructure & Pool Committee

- Dan Ludwig (Chair)
- Gerry Burns
- Ray Miezin

### Design Review Committee

- Mary Beth Burns (Chair)
- Karen Kistler
- Allen Van Dyke, Owner Rep
- Mike Brown, Developer Rep
- Scott Sullivan Designer Rep

### Financial Advisory Committee

- Larry Mass (Chair)
- Bob Dawson
- Bekki Guidice
- Peter Newman

### Social Committee

- Kim Tushingham (Chair)
- Bekki Guidice
- Teri Kelly
- Wendy Miezin
- Lucy Newman
- Dar Parrow
- Linda Smith

- COMMITTEE CHAIRS & COMMITTEE MEMBERS APPOINTED BY BOARD
- SERVE 1-YEAR TERM
- EXPRESS INTEREST TO CONTINUE EACH YEAR
- GIVE YOUR NAME TO TRAVIS TO JOIN A COMMITTEE





# 2021 BUDGET OVERVIEW

## FINANCE ADVISORY COMMITTEE

### ***DUES WILL INCREASE TO \$175/MONTH IN 2021***

- MONTHLY INCOME FROM DUES
  - 173 LOTS AT \$175/MONTH = \$30,275
- ANNUAL INCOME
  - \$363,300
- THIS INCREASE IN DUES IS IN RESPONSE TO:
  - NEED FOR GREATER RESERVES (\$24,000)
  - INCREASE IN MASTER DUES
  - INCREASE IN LANDSCAPING EXPENSES (\$10,800)



# 2020/2021 BUDGET OVERVIEW & DIFFERENCE

## COA EXPENSES BY CATEGORY

	2020	2021
MASTER ASSOCIATION DUES	\$87,283	\$102,276
BUILD UP RESERVES	30,600*	46,800
LANDSCAPE COSTS	142,200	160,900
INFRASTRUCTURE COST	24,550	33,370
ADMINISTRATIVE COSTS	20,655	19,683
HURRICANE CLEANUP	10,000	-
SUSQUEHANNA LANDSCAPE	7,350*	-

\* Did not build reserves as anticipated because of hurricane and Susquehanna expenses



# TWO-TIME ASSESSMENT FOR POOL REPAIRS

- ONLY 1 ASSESSMENT PER YEAR IS ALLOWED, THEREFORE...
  - *\$100 ASSESSMENT DECEMBER 2020*
  - *\$100 ASSESSEMENT JANUARY 2021*
- WILL RAISE \$34,600 IN FUNDS
- FUNDING NEEDED FOR POOL RESURFACING
  - *MUST BE COMPLETED BEFORE OPENING IN 2021*



# LANDSCAPE ADVISORY COMMITTEE

Category	2020 Budget	2020 Forecast	2021 Budget	Comments
Wrightsville Beach Landscaping Contract	\$78,000	\$78,000	\$81,400	Includes: - \$73,800 for general maintenance - \$7,600 billable items
Irrigation System	\$2,500	\$3,500	\$5,500	Covers needed repairs to irrigation system
Landscape Supplies	\$18,200	\$17,500	\$24,000	Covers the cost associated with spring mulch and pine straw applications
Landscape Projects	\$43,500	\$43,200	\$50,000	Includes various projects to maintain community standard for landscaping in streetscapes and community parks
<b>Total</b>	<b>\$142,200</b>	<b>\$142,200</b>	<b>\$160,900</b>	



# LANDSCAPE ADVISORY COMMITTEE

- WRIGHTSVILLE BEACH LANDSCAPING (WBL) CONTRACT SERVICES (\$73,800)
  - \$6,150/MONTH INCLUDES:
    - 42 PREMIUM LAWN SERVICE VISITS (CUT AND TRIM)
    - 26 MAINTENANCE TRIMMING VISITS FOR SUSQUEHANNA LANE
    - 5 TURF FERTILIZATIONS IN PARKS
    - 8 TURF FERTILIZATIONS IN STREETScape (MEDIAN STRIPS)
    - 2 TURF INSECTICIDES
    - 8 TURF HERBICIDES
    - 12 DETAIL/TREE PRUNING VISITS
  
- WBL TIME & MATERIALS WORK IN 2021 BUDGET: (\$7,600)
  - AERATION OF ALL TURF AREAS (\$1,500)
  - BED HERBICIDES (\$5,100)
  - EASTWOOD BERM MAINTENANCE (\$1,000)



# LANDSCAPE ADVISORY COMMITTEE

- IRRIGATION SYSTEM REPAIRS (\$5,500)
  - *INCREASED TO COVER REPAIRS TO AGING SYSTEM AND EXPANDED (PHASE 3 AND 4 AREA)*
  
- LANDSCAPE SUPPLIES (\$24,000)
  - *SPRING REFRESH INCLUDING SPRING MULCH AND PINE STRAW*
  - *APPLICATION AREA EXPANDED IN 2021 TO INCLUDE SUSQUEHANNA LANE*



# LANDSCAPE ADVISORY COMMITTEE

## ■ LANDSCAPE PROJECTS

- *COMPLETE TREE TRIMMING PROJECT* (\$10,000)
  - PROJECT BEGUN DECEMBER 2019
  - LIFT AND THIN CANOPIES ON MORE MATURE TREES TO LESSEN WIND/STORM DAMAGE
- *COMPLETE OLD GARDEN-EDISTO GRASS/GROUNDCOVER PROJECT* (\$6,500)
  - BEGUN IN 2020 REPLACING GRASS AND JASMINE
- *DEAD TREE REMOVAL* (\$1,500)
  - REMOVE DEAD TREES ON AS NEEDED BASIS
- *NEW TREE ESTABLISHMENT* (\$13,500)
  - REPLACE PORTION OF 27+ DEAD TREES REMOVED IN 2020
- *TURF REPLACEMENT IN STREETScape/MEDIAN STRIPS* (\$5,000)
  - REPLACE TURF IN SPECIFIED AREAS
- *STREET ISLAND BEAUTIFICATION* (\$7,500)
  - BRING THREE STREET ISLANDS ON MIDNIGHT CHANNEL AND MOUND BATTERY UP TO COMMUNITY STANDARDS
- *SHRUB REPLACEMENT* (\$2,000)
  - REPLACE SHRUBS IN POOL AREA, OTHER
- *SUSQUEHANNA LANE BRUSH CLEARING* (\$4,000)
  - COMPLETE ESTABLISHING COMMON, CLEAN BORDER ON SUSQUEHANNA LANE



# INFRASTRUCTURE & POOL COMMITTEE

- POOL RESURFACING: CONTRACT AWARDED TO PH POOL MANAGEMENT
  - *\$42K, TO OCCUR IN Q1 2021, NEW SUBWAY TILE, RETAIN BOTH LAP LANES*
  - *POOL FURNITURE NEEDS REPLACED, \$7-10K*
  - *\$19K IN RESERVES EY 2020, REQUIRES 2 x \$100 ASSESSMENTS TO FUND*
- TURN OVER STREETS, ALLEYS, SIDEWALKS TO CITY:
  - *EXTENSIVE PUNCH LIST RECEIVED 6 OCTOBER*
  - *PLAN TO MEET WITH ENGINEERS TO UNDERSTAND STANDARDS*
  - *SIDEWALK POWER-WASH PLANNED AFTER POLLEN IN 2021*
- PARKS:
  - *CHAPEL PARK: SHORT TERM WORK SOON, 2022 LONG RANGE PLAN TBD*
  - *ARBOR PARK: FIREPLACE TO BE REPAIRED, PAID FOR BY MASTER*





# SOCIAL ADVISORY COMMITTEE

## ■ 2020 FALL EVENTS

- *CELEBRATION OF LIFE FOR RON LAFOND*
- *HALLOWEEN IN ARBOR PARK*
- *CHILI COOK OFF IN MAPLE PARK*

### TEMPORARILY SUSPENDED

- *TURKEY BOWL*
- *CHRISTMAS CAROLING ARK*
- *MEMORIAL DAY AT THE POOL*
- *4<sup>TH</sup> OF JULY AT THE POOL*
- *EASTER EGG HUNT*
- *BUNKO*
- *RED WAGON FOOD DONATION*

## ■ RECENT NEIGHBORHOOD ACTIVITIES

- *Live Music in Arbor Park*
- *Fall Fireside Friday*
- *Ladies Night in Maple Park*

**CHECK OUT FACEBOOK AND LOOK FOR  
EMAIL ANNOUNCEMENTS**



# ADMINISTRATIVE COSTS

- 2021 Expenses - \$19,683
  - *INSURANCE*
  - *PREMIER MANAGEMENT FEE*
  - *LEGAL AND ACCOUNTING*
  - *SUPPLIES AND MISCELLANEOUS*



# SUMMARY

- HOMEOWNERS MAKE UP 6 OF THE 7 BOARD MEMBERS
- HOMEOWNER REPRESENTATION ON MASTER BOARD ACHIEVED
- THE COMMITTEE STRUCTURE WAS IMPLEMENTED RESULTING IN MORE HOMEOWNER INVOLVEMENT
- PROPOSED DUES FOR 2021 WILL INCREASE TO \$175. PER MONTH
- ASSESSMENT OF \$100. WILL BE LEVIED 2X, DECEMBER 2020, JANUARY 2021
- RESERVES ARE BEING BUILT UP
- PROJECTS IMPORTANT TO HOMEOWNERS ARE BEING PRIORITIZED AND IMPLEMENTED
- INFORMATION ON AH COMMUNITY IS UPDATED REGULARLY AND ACCESSIBLE AT [autumnhallhoa.com](http://autumnhallhoa.com)



# BALLOT EVERY VOTE COUNTS!

## ITEMS:

1. ELECTION OF BOARD MEMBERS  
SELECT ONE HOMEOWNER FOR BOARD MEMBERSHIP  
CANDIDATE RECEIVING THE MOST VOTES WILL BE ELECTED
2. 2021 BUDGET RATIFICATION  
BUDGET REJECTION REQUIRES 87 MEMBER VOTES
3. RETURN BALLOT BY EMAIL BY NOVEMBER 20<sup>TH</sup>!

## \*\*UPDATE\*\*

- 2021 BUDGET PASSED AS A MAJORITY OF OWNERS DID NOT VOTE THE BUDGET DOWN
- GREG HOLDER WAS ELECTED TO THE BOARD TO SERVE A 2 YEAR TERM!





THANK YOU

