

AUTUMN GLEN HOMEOWNERS ASSOCIATION

A TIMELINE OF FACTS & FACTORS

September 2021

TIMELINE. Autumn Glen assessments also have a history. As this was done from recollection, please do not hold to exact of date. The assessments have not been raised in six (6) to seven (7) years, since 2014 or 2015. This was due to many factors as outlined below:

1. Since the last increase in 2015, \$37K has been saving toward the reserve accounts. Reserves for this year were at \$1.3 million of the over \$400K budget. Had the assessments been raised every year at approximately \$13/year, the association would be at the \$275.
2. For seven (7) to nine (9) years, the association has dealt with two Lawsuits for structural issues that were corrected. The association had to hire a construction lawyer at \$450/hour and a structural engineer for \$250/hr. plus all ancillary expenses associated with paying for two lawsuits. Bear in mind, "loser" pays lawyer's fees is not always the case. It all depends on the settlement that both parties' lawyers' terms.
3. The association settled by agreeing to paint after all construction was done with the three affected units along with balancing ongoing expenses of lawyer and structural engineering invoices and ongoing maintenance issues via the operating budget. The association did not want to burden homeowners with raising assessments or to special assess Homeowners.
4. The amount of time that has been devoted to this issue was substantial and currently the same for the roofing project. It has taken a gigantic amount of volunteer time to follow important steps to gather all the correct information to make the best decision possible decision of a roofing vendor, amounting to about three years of work. The selection was not taken lightly. On average, the association spent one to two hours with vendors on multiple occasions. In the process, it became necessary to retain a roofing consultant, redo the Reserve Study, redo the budget, to assist the association with this massive expensive project. The goal was to hopefully maintain the current assessment of \$169, but it became increasingly obvious that to maintain the property, have the roofs completed, and start saving for future projects, the association had to increase the assessments to \$275. The roofing company chosen is one of the best roofing companies in the area and comes highly recommended by Insurance companies.
5. The Insurance companies have forced the association to replace the roofs sooner that projected. Instead of 2024, which the 2019 Reserve Study projected, this factor alone removed about three and half years' worth of funds off the allocated amount for the roofs.
6. Inflation. The rising cost of everyday commodities adds up. Just this morning, the national average for gasoline went up 72%, and then you add increasing taxes that cause a compounding effect of rising costs.
7. Recession & Recovery. Not only is the association dealing with the recession (defaults, collections, non-performing assets, etc.) but also with the recovery. Many communities had to take a "hit" in their bank accounts, and the association has compassionately been lenient toward homeowner situations. Not many communities have emerged out of "the great recovery" fully funded.
8. COVID-19. Quarantine, job loss, etc., again the association had leniency with homeowners that were in a financial bind.

Compiled by CAM & President of Autumn Glen Homeowners Assoc.