



village green

CUMBERLAND MAINE

Annual Homeowners Association Meeting

ZOOM Online Meeting at 7 pm
November 10, 2022

Meeting AGENDA

- Call to Order, Quorum
- President's Report
- Treasurer's Report
- Replacement Reserves Update
- Communications
- Committee Reports
- Irrigation Analysis by John Law
- New Business – request to park trailers, campers, boats
- Homeowner Q&A
- Vote Results
- Raffle Drawings
- Adjournment

Welcome to Village Green Annual Homeowner's Meeting

- Call to Order
- Homeowner Quorum
- Board Introductions
- Questions and comments welcomed at end of presentation

Village Green - Year in Review

- 2022 Highlights
 - Our Neighborhood – 3 new families, 62 homes, 1 open lot
 - Desirable properties, high demand real estate
 - BOD Efficiencies: VG Operations Guide / Director's report
 - Responsive communication
 - Mitch Tierney Asst Property Mgr: contact for questions, issues
- 2022 Challenges
 - Irrigation: Repairs continue, water schedule adjustments
 - Volunteers: need help with communications and social
 - Rules & Regs: improved homeowner compliance - safety & prop value
 - Covid: every vendor impacted – workforce and supply chain
- 2023 Looking Ahead
 - Landscaping vendor due diligence: RFP again?
 - Irrigation – explore options, vendor RFP?
 - Explore town interest in converting private VG road to public

2022 & 2023 Budget Highlights

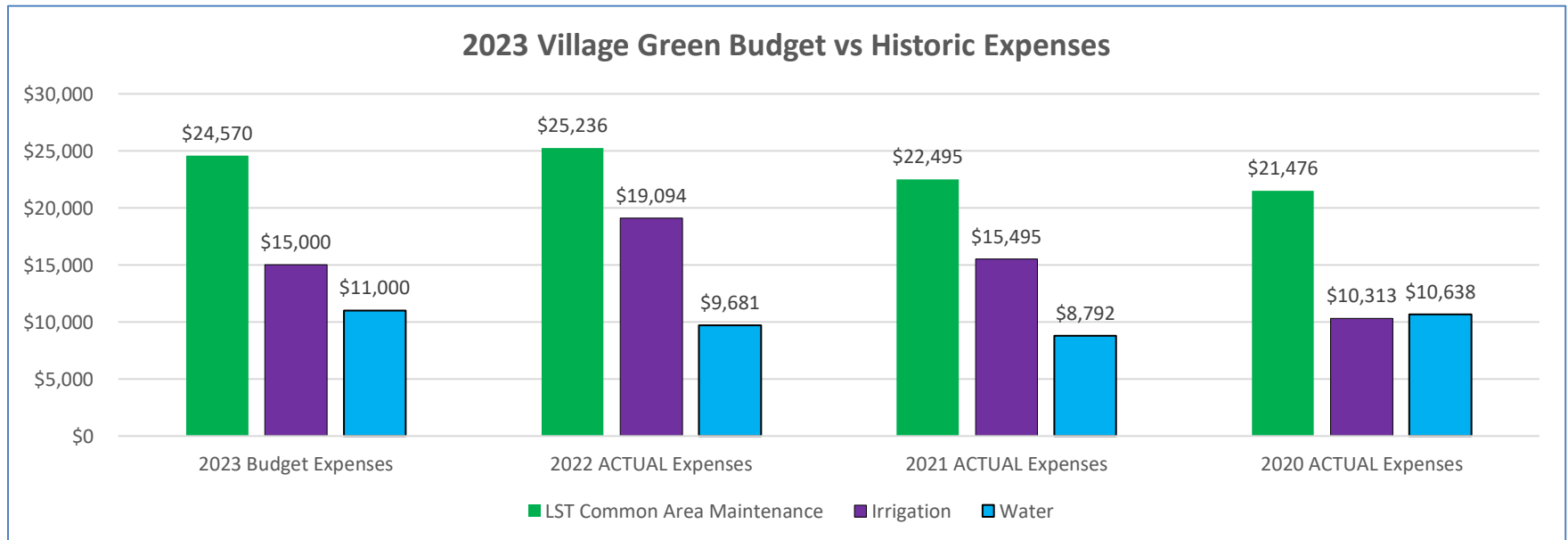
2022

- Irrigation overage of \$8,184 offset by conservative spend. Total VG Budget over by \$4,231 - covered by working capital

2023

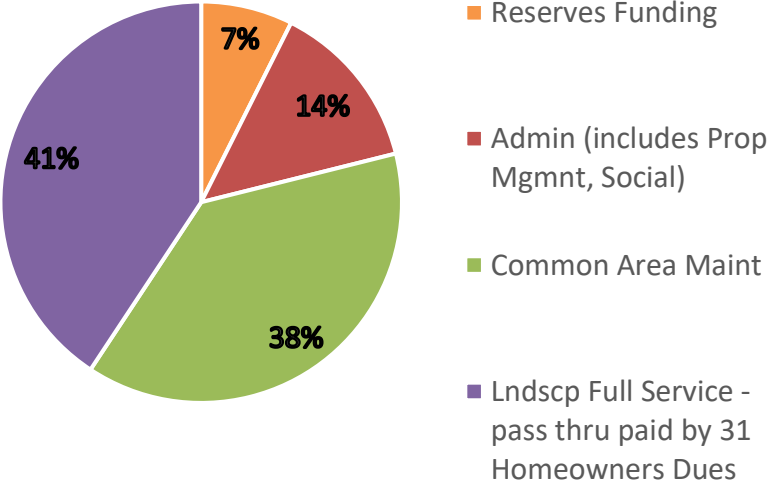
- Base: monthly fee increase to \$112 from \$109 (3%) - higher costs*
 - Effective with Dec 2022 HOA Dues payment
- LST full service: remains same at \$155*.

**LST reserves the right to impose fuel surcharge with notice.*



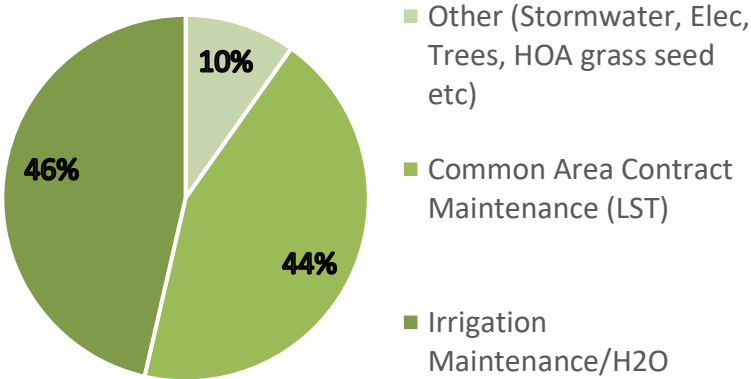
2023 Budget - Breakdown

Expense Breakdown



Details →

Common Area Expense Breakdown



Replacement Reserves

Purpose: Private Roads, Street Lights

- Future significant irrigation upgrades currently unfunded
- Reserves contribution in 2023 per schedule

Two Reserve Accounts

- Norway Savings
 - Original VG Account
 - Funds moved to Fidelity Money Market - higher interest
- INVESTMENT = Fidelity Equity Income Fund (FEQIX)
 - Established in May 2021 , Long term growth
 - 2022 EOY FEQIX Balance = \$58,695
 - 2022 EOY Fidelity Money Market = \$5,000

Communications Update

- Mitch Tierney, Phoenix Asst Property Manager
 - Contact for all Questions, Complaints, Requests
 - Provides monthly status to Board

- Village Green Website www.villagegreenme.com
 - Homeowner names/Contact Directory
 - Board Minutes, HOA Docs

- HOA e-mails: more proactive about services but less frequent overall; directory updates made promptly

- Newsletters on hold – need editor
 - Is this communication important to you? Please VOLUNTEER to write a newsletter!!

VG is Your Neighborhood – Get Involved!

- HOA Board in 2022 = Back to basics, streamlined, intelligent
 - Consider joining next year - community connections, influence VG decisions, friendships
 - VG depends on volunteers to run the Board – everyone!

Many thanks to recent volunteers for Food Drive and Trees!

WE WANT YOU

Newsletter – Grounds – Socials - Board
ANY SPECIAL INTERESTS???

Contact Mitch Tierney
mtierney@phoenixmanagementcompany.com



Social Committee

- Two successful ICE CREAM Socials in August - Dotties
 - 60 first nite, 70 second nite
- Raffles at Annual Meetings – 3 prizes
- CARES: Volunteers needed to distribute welcome packets to new homeowners
- Block Party – organizers needed!



Design Review Committee

- Design Review Committee – homeowners in Village Green
 - Many Thanks to Susan Cygan for her unwavering commitment and enthusiastic support running this committee over 7 years!
- DR considered and approved 9 requests this year
 - Approved changes included landscape plantings, tree removals, patio install, radon system, generator.
 - The first Solar panel request was approved and installed
 - A shed request was denied
- DRB Guidelines on HOA Website if questions
- Reminder! If you are installing a generator or air conditioning unit, you must landscape: plant shrubs, bushes or grasses to shield from view.

Thank you Susan Cygan – Retiring Chairperson

Grounds: Common Area and Homeowner Maintenance



- Landscape – LST
 - Common Areas: 2022 budgeted \$24,570 however overage of \$666 – fuel surcharge; 2023 budget same
 - RFP sent to 4 vendors in late 2021, No responses – new RFP under consideration
 - Individual Services: Moved to **annual Opt in/out** rather than monthly; unexpected 2022 temporary fuel surcharge; Same 2023 cost - \$155/Mo
 - Homeowner service Standardized – not custom
 - Phoenix work with Vendor
 - LST service description was emailed to all and is available on website or from Mitch
 - LST new manager this year – learning the ropes

NOTE: LST reserves right to charge fuel surcharge – advance notice will be provided

Grounds Committee



THANK YOU to neighbors for Irrigation input

- Irrigation – Johnson & Jordan
 - Budgeted \$10,910 for maintenance – spent \$19,094
 - Overage of \$8,184 (outlier events)
 - Budget 2023 increase to \$15,000 based on historical data (37%)
 - Expect repairs to continue
 - Irrigation Options Analysis by John Law
 - Thank you to John for his time and effort to research and present these options



Irrigation

Introduction

Topics:

- ➔ I. Homeowner gardens & other plantings
- ➔ II. Homeowner lawns & common areas
- ➔ III. Recommendation & follow up



I. Irrigation – homeowner gardens & other plantings

I. Wastewater fixed fee – ~\$37/ month (~\$440/year)

II. To avoid wastewater consumption costs - install PWD submeter

❖ Purchase & install submeter - \$606

❖ Wastewater cost AVOIDED for every 748 gallons of water used per month = \$5.58

➤ If 2,500 gallons of outside watering were done annually, how long would it take to breakeven on the \$606? Answer: 32 years.



II. Irrigation – Homeowner lawns & common areas

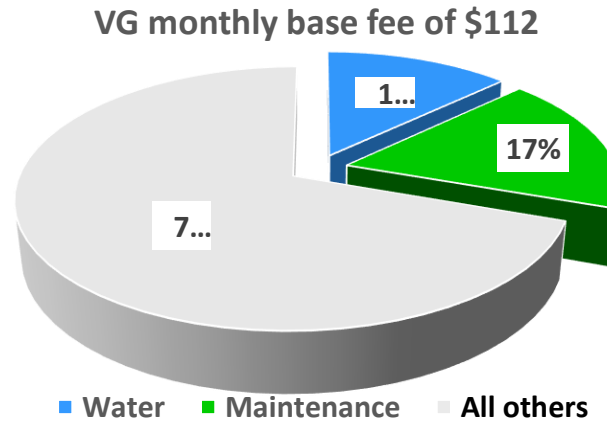
- Overview of current situation
- Homeowner lawn irrigation- status quo or decentralize
- Pros & Cons



Irrigation – Overview

I. Topography

II. Irrigation cost – most (80%?) is homeowner related & balance is for the common area





Homeowner lawn irrigation - status quo or decentralize

Pros (+) and Cons (-)

	<u>Status Quo</u>	<u>Decentralize</u>
Spring start up & winterize	(+) vol disc; < \$'s	(-) > \$'s
Scheduling & cost of repairs	(+) vol disc; < \$'s	(-) > \$'s
Cutover (est one-time costs)		(-) ~\$1,300
Homeowner installed system (2 options):		
(a) Underground with more zones		(-) up to \$5,000 or (?)
(b) Above ground with hoses, etc		(-) ~ \$300
Net credit from VG to homeowner		(+) \$188 annually in VG fee
Est range of breakeven (in yrs) for the 2 options		(-) 9 years to 34 years



III. Recommendation & follow up

Homeowner irrigation:

- ❖ **the VG Board does not recommend decentralizing** homeowner irrigation based on this review.
- ❖ **Will the key operating systems need to be replaced in the future? Yes;** the 2 central control units are ~10 yrs old and no longer offered by the mfg. **IF** the control units were replaced today, the onetime homeowner fee would be ~ \$250. However before the replacement decision is made, further evaluation is required.

Wet/soggy lawns follow up:

- ❖ **Homeowners to provide feedback to Phoenix** where total lawn is too wet and/or front or back is wet.

New Business

Homeowner request to amend HOA Declaration and Rules and Regs to allow trailers, campers, boats to be parked in driveways

- Background: This is the first time this topic has been introduced. It was a very recent Agenda request which left the Board without time to research VG HOA documents or perform due diligence. Research will be performed at a later date. The Board will take this meeting discussion under advisement however no decision or vote will be taken tonight. Future discussions or homeowner meetings may be warranted before a decision or vote is made on such a significant change to our neighborhood.
- Presented by requestors Cindy and Bill Dexter of 89 Wyman Way

Questions or Comments?

Homeowner 2022 Vote Results

- **2023 Budget**
- **BOD Election**
- **2021 Annual Minutes**

Raffle Drawing

Homeowners who voted were entered in the Raffle –
Winners do not have to be present at meeting to win –
they will be notified. Good Luck!

- 1 – \$30 Cumberland Food Stop
- 1 - \$30 Louie's
- 1 - \$30 Dara's (formerly Cumberland Food Company)

Meeting Adjourned
Thank You for Attending!