



Spring has Sprung!

# Your Homeowners News

## PRESIDENT'S MESSAGE

### Annual Meeting

By Jim Nelson, President



It's spring and time for the HOA annual meeting. This forum allows homeowners to become familiar with the services provided by your HOA. The newsletter publications provide timely information; however, the annual meeting allows for face-to-face discussion and explanation of planning and expenses.

Please join us at Dulcinea Park on Sunday, April 23 for this meeting. You have probably received your annual assessment for operating year 2017-18. Included in this mailing is a notice of annual meeting and an agenda. If you are unable to attend, a proxy is included to allow property owners to select a representative for this meeting.

The board consists of volunteer members serving staggered three-year terms. We welcome new volunteers willing to bring ideas and recommendations to improve services. Bring your talents and experience to the board and help manage your association.

Finally, I want to thank the current board for their service this year and offer special thanks to members Sue Milovina and Kay Ready who are leaving after several years service.

Put April 23 on your calendar. I stress the value of attendance and hope to see you there.



## TREASURER'S REPORT

### Where We Stand

By Mike Friggens, Treasurer & Landscape Committee Chair



As we near the end of the MORGHOA fiscal year (May1 – April 30), we can see what it cost the HOA to operate during FY2017 which in turn allows us to produce the proposed budget for FY2018.

This year we are actually spending less than we did last year when we took on the \$11,000 cottonwood tree trimming effort. We spent about \$7,000 on the Rio Grande Wall restoration and had one irrigation repair. These reduced landscaping expenses coupled with the claim settlement for the theft of our signage last year allow us to wind down the year with the informal \$10,000 contingency fund intact.

Yet in considering the cost of wall repair and our lack of funds for any landscaping improvements aside from wall repair for the next several years, it is clear to the Board that we will have to raise the Annual HOA Dues Assessment in order to meet our obligations to the community. Basically, we can afford to spend about \$8,000 - \$10,000 annually on projects above basic maintenance. One way to consider cost is to look at the wall along Los Anayas Rd. The entire length, some 3 times the length of the Rio Grande wall, is in need of repair. It will take the HOA at least 2 years funding to repair this wall alone.

It is 5 years since the Board moved to increase the Annual Assessment. We will not increase the Assessment during the upcoming May FY2018 billing, but an increase is imminent for FY2019.

Of 109 households, we have 5 who neglected to pay their annual HOA Assessments during FY2017. Our \$240 per household annual MORGHOA Assessments are a legally binding obligation to each homeowner.

The By Laws of the Meadows on Rio Grande Homeowners

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# The Meadows on Rio Grande

## Spring 2017 Landscaping Committee Report

By Mike Friggens, Treasurer & Landscape Committee Chair

Here we are – another lovely spring season living in the Meadows on Rio Grande! Hopefully the rain falling this morning is a harbinger of things to come. Heads Up Landscaping has turned on our irrigation system, continuing with their regular maintenance schedule for the MORGHOA Common Areas. Watering days are Tuesday, Thursday & Saturday. The system starts at 10:30 AM and runs through 4 stations, each with 30 minute run times.

There are few developments to report. Our landscaping looks decent, which is great considering there are no extra funds for significant improvements this spring. Your Board will look for opportunity to approve small improvements during the next fiscal year, for example replacing the one big shrub in front of the north-facing Meadows signage with something low growing.

Limited HOA funds are directed almost exclusively to wall repairs this year and for the next few years as we follow through on our responsibility for the exterior wall surfaces. The completed work along Rio Grande has dramatically improved our neighborhood's first impressions.

As always, if you have any comments, issues with the common-area landscape, or you would like to donate a tree, you can call Mike Friggens (259-9077).

Have a great Spring!! Your MORGHOA Landscape Committee



## HOMEOWNERS ASSOCIATION BOARD

|  |              |                           |
|--|--------------|---------------------------|
| Jim Nelson, President                                | 246-8515     | nelson2308@comcast.net    |
| Kay Ready, Vice President & ARC Member               | 242-5367     | kkreadyk@netscape.net     |
| Sue Milovina, Secretary & ARC Chair                  | 639-3625     | suedraw@gmail.com         |
| Mike Friggens, Treasurer & Landscape Committee Chair | 259-9077     | mikefriggens@gmail.com    |
| Renzo Del Frate, ARC Member                          | 243-0617     | delfrate@hotmail.com      |
| Terry Price, Landscape Committee Member              | 242-3093     | terryandsarah@q.com       |
| Susan Smith Pierce, Newsletter Committee Chair       | 268-4545     | spierce.swfgc@gmail.com   |
| Rick McKelvey, ARC Committee Member                  | 512-876-4465 | rick.mckelvey50@gmail.com |
| Mary Lou Dobbs, TVNA Liaison                         | 243-0617     | mldobbs@comcast.net       |



## PLANNING AHEAD

### Reminders on Selling Your Home

Just a few reminders and tips if you are planning to sell your home here in the Meadows on Rio Grande.

As you know we have a Home Owners Association and when you decide to list your home you will need to make sure your Realtor knows you live in a HOA neighborhood. We are required by Law to disclose this to a potential buyer prior to an offer being made on the home. We are a Home Owner's Association with yearly mandatory fees.

Realtors are required to complete and submit the HOA Disclosures Forms, typically known to Realtors as the RANM Form #4600, #4650 and #4700. Your Realtor will know which forms to complete and send to the HOA Representative, Diana Garcia.

We have now made it easier for the Realtor and or Title Companies to contact Diana Garcia, HOA Representative for the Meadows on Rio Grande to complete the disclosures for the Buyer/Seller and Title Companies. You will see Diana's contact information on the website. [www.meadowsonriogrande.org](http://www.meadowsonriogrande.org). The HOA Protective Covenants and By-Laws are all accessible on our website.

Please remember that when selling your home the Seller is responsible for the transfer fee of \$200.00 to be collected at closing. Also, if the HOA fees are not current they will need to be paid at closing and any late fees that may apply. We will submit a current financial report and a billing statement of what is due at the time that we send in the completed HOA Disclosure Certificate to the Title Company.

Please feel free to contact Diana Garcia at 505-604-1674 if you have any questions.

Come to the Meadows on Rio Grande

# ANNUAL MEETING



Sunday, April 23, 2016 at 2 pm at Dulcinea Park

- Update yourself on community finances & plans
- Elect Board members
- Enjoy homemade treats

Hope to see you there!

Can't attend? Send us your proxy in advance or give it to any Board Member prior to the meeting to ensure that we have a quorum for conducting business.



## YOUR NEWSLETTER TEAM

Dick Ruddy, Photos  
Susan Smith Pierce, Newsletter Editor  
Ann Gleason, Design/Layout



## Treasurer's Report

*Continued from page 1*

Association require that Board approve the budget within 30 days of the annual meeting, and members (homeowners) be provided with a draft budget for the following fiscal year within 30 days of the Board's approval of that budget. The budget that follows has been reviewed and approved by the Meadows Board of Directors for submission to the membership at large. That budget will then be voted upon for ratification by the members present at the Annual Meeting, which is scheduled for Sunday, April 23, 2017. The budget that follows has been reviewed and approved by the Meadows Board of Directors for submission to the membership at large."

The budget shows the Board's best estimate of the income and expenses we expect to incur during the year that starts on May 1, 2017 and ends on April 30, 2018. We will be presenting it for your approval at the Annual Meeting. Please take this opportunity to review the budget and bring any questions you may have about next year's financial plan to the meeting.

| Meadows on Rio Grande Homeowners Association |                    |                    |
|--|--------------------|--------------------|
| Income Statement                             |                    |                    |
|  | FY2016             | FY2017             |
| <b>INCOME</b>                                |                    |                    |
| Assessment - Late Fee                        | 874.83             | 852.31             |
| Assessments - Regular                        | 26,160.00          | 23,980.00          |
| Claim settlement                             | 0                  | 1,490.42           |
| Transfer Fee                                 | 1,200.00           | 1,200.00           |
| <b>TOTAL INCOME</b>                          | <b>\$28,234.83</b> | <b>\$27,522.73</b> |
| <b>EXPENSES</b>                              |                    |                    |
| Decorative Plaques                           | 106.72             | 0                  |
| Depreciation                                 | 3,423.96           | 2,853.30           |
| HOA Insurance                                | 1,796.00           | 1,818.00           |
| Newsletter printing                          | 792.48             | 428.54             |
| Office Supplies                              | 0                  | 19                 |
| Postage                                      | 146.09             | 80.36              |
| Repair and Maintenance                       |                    |                    |
| Landscape Repair                             | 0                  | 721.11             |
| Landscape Service                            | 23,387.18          | 10,267.41          |
| Wall Repair                                  | 3,267.07           | 6,876.59           |
| Taxes  | 0                  | 20                 |
| Uncollected Dues                             | 1,141.94           | 2,483.85           |
| Water & Sewer                                | 1,565.51           | 1,860.13           |
| Welcome Basket                               | 177.26             | 130.62             |
| <b>TOTAL EXPENSES</b>                        | <b>\$35,804.21</b> | <b>\$27,558.91</b> |
| <b>OVERALL TOTAL</b>                         | <b>-\$7,569.38</b> | <b>-\$36.18</b>    |

| Meadows on Rio Grande Homeowners Association     |                    |
|--|--------------------|
| Budget for the Period 1 May 2017 – 30 April 2018 |                    |
| <b>Income</b>                                    |                    |
| Annual Assessments                               | \$26,160           |
| Delinquent Payment Assessment                    | 120                |
| Transfer Fees                                    | 1000               |
| <b>Total Income</b>                              | <b>\$27,280</b>    |
| <b>Expense</b>                                   |                    |
| Heads Up Monthly Charge (12 payments)            | 12575              |
| Landscaping Repair                               | 1000               |
| Wall Repair                                      | 8000               |
| Insurance  | 1900               |
| Irrigation System Depreciation                   | 3424               |
| Miscellaneous Contingency                        | 780                |
| Newsletter and Web Site                          | 600                |
| Postage and Office Supplies                      | 120                |
| State Filing Fee                                 | 20                 |
| Water and Sewer                                  | 2000               |
| Welcome Baskets                                  | 200                |
| <b>Total Expense</b>                             | <b>\$30,619.00</b> |
| <b>Excess of Income over Expense</b>             | <b>-3339</b>       |
| Add back Irrigation System Depreciation          | 3424               |
| <b>Budgeted Increase in Cash Balance</b>         | <b>\$85</b>        |

| Meadows on Rio Grande Homeowners Association |                    |                    |
|--|--------------------|--------------------|
| Balance Sheet                                |                    |                    |
| April 30 2016 and March 28 2017              |                    |                    |
|  | 30-Apr-16          | 28-Mar-17          |
| <b>ASSETS</b>                                |                    |                    |
| <b>Cash and Bank Accounts</b>                |                    |                    |
| Bank of America Checking                     | \$7,308.47         | \$12,707.53        |
| <b>Other Assets</b>                          |                    |                    |
| HOA Dues Assessments                         | 0                  | -2,180.00          |
| HOA Dues Receivable                          | 5,883.25           | 7,965.16           |
| Irrigation System                            | 34,240.00          | 34,240.00          |
| Irrigation System Depreciation               | -6,847.96          | -9,701.26          |
| Reserve for Uncollected Assessments          | -5,281.31          | -7,765.16          |
| <b>TOTAL Other Assets</b>                    | <b>\$27,993.98</b> | <b>\$22,558.74</b> |
| <b>TOTAL ASSETS</b>                          | <b>\$35,302.45</b> | <b>\$35,266.27</b> |
| <b>LIABILITIES &amp; EQUITY</b>              |                    |                    |
| <b>LIABILITIES</b>                           |                    |                    |
| <b>TOTAL LIABILITIES</b>                     | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>EQUITY</b>                                | <b>\$35,302.45</b> | <b>\$35,266.27</b> |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>        | <b>\$35,302.45</b> | <b>\$35,266.27</b> |