

Sun Mountain Ranch Club/Rodeo Trails Homeowner's Association Newsletter 2018

Greetings from the Officers and Board Members to the membership. This newsletter will update members regarding activity and changes over the last year, and in particular will take up the subject of dues. As a reminder, all officers and board members serve the association as volunteers. At the end of the newsletter there is a list of all officers and board members with contact information. Please feel free to contact any officer or board member to volunteer with any assistance you care to offer.

Treasury

For the past few years Michelle Chapman has served as our treasurer. Michelle does an outstanding job. However, during the last year it became very clear that the job is too much for one volunteer. To make the job more bearable for Michelle we have arranged for the bulk of the heavy lifting to be done by a bookkeeper through the offices of Bart Bradshaw. Michelle is still our treasurer and oversees all work done by the bookkeeper, but the day to day labor involved in opening mail, collecting dues, making deposits and paying bills is something we now pay an independent contractor to do. We do not have a complete year long record of this expense yet, but it appears it will cost the association about \$5-6,000 annually.

Refuse

Another increased cost is refuse and recycling. Maintenance and haul away is our second largest budget item, after roads. Our trash area is no longer efficient. It is simply undersized and over utilized. Because of its design we struggle to keep the area clean because it is accessible to crows. It is also in need of maintenance, or more likely replacement. Costs have increased. Recycling now costs over \$200 a ton. Trash costs \$72 a ton. As part time and full time residency in our association increases, so do refuse costs, without a commensurate increase in dues.

In addition we have noted an increase in illegitimate use. In part this is due to use of the area by outsiders who have at times figured out how to get around our security system. Some of you may have noted that the area is not accessible after 9:00 pm. This is because we have electronically closed the area after that hour in order to address the use by outsiders, which seemed to be after dark. We have also beefed up the security.

However, it is also true that our members have to keep in mind that the dumpsters are not for yard waste or pine needles, construction waste or debris, or anything except household trash and recycling. An additional expense we now incur is the cost of labor to clean up the area when trash users are less than careful about trash handling.

Legal Changes

As a result of recent legislative activity our association is required to assess future capital expenses and projects, then collect and maintain funds for future use. For example, our refuse area is deteriorating, and lacks capacity for our increasing size and use. So we have to estimate the expense of building new or expanding the area as a future capitalization expense, then calculate the cost and collect the necessary funds so that we are prepared in advance for that expense.

During the next year we will be focused on the requirements this law imposes. We have to comply, and the requirements of the law seem well advised. Any thoughts on future needs which should be addressed would be welcome.