

Cedar Run Homeowners Association President's 2023 Report

Introduction

Thank you for attending our Homeowner's Annual Meeting tonight. It's been a while since we were together. Covid has affected all of us in one form or another. The purpose of the meeting is to inform Cedar Run homeowners about what we have been doing this year and give you an opportunity to elect your new board members. It is also a good time to share with you the planned possible projects for next year.

Current Board Members, Terms - 5 Positions Open for Election

Below are the names and terms of the current HOA Board of Directors. Due to 3 terms expiring and 2 vacant positions, there are 5 total positions open for election.

Board of Directors Term

Ricky Taylor, President - 2017 - 2023

James Stallworth, Vice President - 2017 - 2023

Tiffany Burton, Treasurer - 2019 - 2023

Vacant, Secretary - 2019 - 2023

Vacant, Director - 2019 - 2023

The Board is complemented by these committees

Budget and Finance, Landscape, Neighborhood Watch, Social, Welcome and Architecture Review Committee, Cedar Run Website - CedarRunHOA.org

2022 Operating Budgets

Our budget is in good shape for this year. Careful HOA Board review of expenditures have kept overall expenditures within budget amounts. Also, the shift in our collection management process has put less stress on the operating budgets and allowed them to remain stable and sound.

2022 Budget Overview

Our good management practices have allowed the proposed 2023 budget to avoid assessment for increases. The annual January 1 assessment stays the same for the last two years at \$325.00. Major budget categories are: landscape

contracts, insurance, management company fees, and transfers to our Reserve Fund. The future might be different but the HOA board will try to continue to search for cost saving opportunities while still making sure all Cedar Run needs are met.

Reserve Funds

Reserve Funds of the HOA are used to save and pay for longer term projects. Having a Reserve Study ensures we have an independent assessment of the conditions of these funds and adequate reserves to pay for long term expenses. The Reserve Study for Cedar Run estimated for January 1, 2023 a balance of \$10,584.95 and 100% funded which is “Excellent” (70% is Good). However, the latest actual available Reserve balance is \$10,600.00. To-date “No Funds” have been borrowed from the Reserve Fund to pay for high common area repairs or improvements, but as the community ages we will have to use these funds to make improvements. So, right now the Reserve Funds balances are doing well.

2023 Initiatives and Projects

Landscaping Committee

Trees in the Cedar Run common area are continuously evaluated and assessed with the assistance of tree specialists. They are selectively removed based on arborist recommendations.

Dead plants and shrubs were replaced in front of Cedar Run entryways. The extreme heat in 2020 (116 degrees on one summer day!) caused these bushes and other plants to die. Tree pruning for structural clearance was also done along Cedar Fork fence line. Bark dust (mulch) was applied to the three entryways and common areas and the field in the common area was bush hogged to clear the tall grass, weeds and bushes, which is done every year

Social Committee

Due to COVID virus safety restrictions, social committee events were not held again this year. There will be an ongoing review of future events to see if they can be held.

Neighborhood Watch Committee

Fortunately, this committee is in full swing. Kenny Jones and his team continue to be a strong force of safety in the community. They have reported issues like young people outside of the community parking in our cul-de-sac areas blasting music, getting high and having sex in cars, dead tags and stickers, cars parked on lawns, unlawful fireworks in the community, etc.

Welcome Committee

Sonya Davis was appointed Welcome Committee coordinator for Cedar Run HOA in 2022. Her team greeted and presented 12 of our newest neighbors with welcome baskets filled with handy lawn and household items. If you are interested in joining Welcome Committee, contact Sonya Davis or Associa Management.

Architectural Review Committee (ARC)

Our ARC Board continues to carefully review all Architectural Review Forms applications submitted by homeowners. The objective of the review process is to promote consistent, high quality neighborhood appearance. The process is based on Cedar Run Homeowners Association Covenants, Conditions, and Restrictions (CC&Rs), ARC Guidelines and Procedures and our Bylaws. The information can be reviewed at our website under Members Only/Governing Documents: <https://cedarrunhoa.org>. Before you make any major changes to your landscaping or exterior, you must submit an Architectural Review “modification form” for approval. The forms can be downloaded on our HOA Cedar Run website from the Main Page, simply click on the link. Due to the financial impact of Covid the ARC opted out of the Spring Inspections last year. However, the Annual Spring Inspection is scheduled for June of this year, instead of May to give everyone a little more time. More information will be coming soon.

Possible Projects and Initiatives for 2023

- Consider beautification and enhancement projects which may be fundable due to controlling major budget expenditures
- Review collections management, especially analyzing accounts where delinquencies for some homes are very large. In some cases, owed amounts for assessments, fines, late charges and interest are over \$1,000 and more than \$2,600 in one case. This is a serious problem and it forces homeowners who pay on time to make up for delinquencies.
- Continue a discussion on the topic of best use for the playground area. The Board plans to send a survey to all homeowners on future use of this space. The Board will consider all input before making a final decision.

- Review compliance management to determine the need to modify and/or increase enforcement on Covenants, Conditions, and Restrictions (CC&Rs)
- Other issues and projects suggested by homeowners and HOA Board Members

In Conclusion

Your input is highly valued. You are encouraged to present your concerns at the quarterly HOA Board meetings, and to the HOA management company (Associa Community Group), Management Services. Our HOA Board will continue to work hard to manage the Homeowners Association in a sound and responsible way and always taking into account the best practices for maintaining a high quality, attractive, and safe Cedar Run community. You can be assured that decisions will be made to satisfy the majority of homeowners. However, in some cases we will not be able to always please all homeowners.

Contacts List - Reporting Community Problems

At the end of this report is a contact list you can use to report problems in our community. Our HOA organization can respond to some problems but other situations are out of our jurisdiction. On a personal note, please be safe and stay healthy during this difficult period. We will get past this soon and get to better times for sure.

Thank you.

Sincerely,

Ricky Taylor

Board President

Cedar Run Homeowners Association

Contact List for Cedar Run Residents

The Cedar Run Homeowners Association (HOA) and its AMS management company is available to help with enforcement of HOA rules. However, the HOA cannot enforce laws under the jurisdiction of the Henrico County Sheriff or Henrico County Animal Control. Here are contact phone numbers you should call to report rules or law violations to keep our neighborhood safe and as a beautiful place to live.

Henrico County Sheriff Non-Emergency Dispatch – (804) 501-5000

Abandoned cars. Excessively loud music or loud night parties that disturb neighbors. Illegally parked cars: blocking sidewalks, parked the wrong direction, abandon cars, dead tags or stickers on cars. Speeding, not stopping at stop signs, texting while driving, setting off fireworks or guns in the community.

Basketball Hoops in Right of Way Basketball hoops are not permitted in right of way (streets) in Henrico County. Contact our community officer, Officer Loy at (804) 928-0275 or call the Henrico non-emergency number (804) 501-5000

Henrico County Animal Control – (804) 646-5573

Loud, continuous barking dogs. Dogs running loose without owner. Wild or rabid animals; racoons, ground hogs, cats, dogs, snakes, possum, rabbits

Associa Group Management Service (HOA) – (804) 270-1800

Enforcement of Association Covenants, Conditions, and Restrictions (CC&Rs) and ARC Guidelines and Restrictions Examples are:

- trash cans must be stored out of view – for collection they must be placed on the street curb only the day before or the day of collection and they must be removed by the end of the collection day
- lot must be maintained in a clean and attractive condition and free of clutter (toys, bicycles) and trash
- lawns and trees must be kept in good condition and no cars shall be parked on lawns
- box trucks, tractor trailers, trailer-hitch and recreation vehicles may not be stored on property or on streets
- no yard signs permitted, exception (1 real estate for sale sign)