

CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

November 2023 Newsletter

Website: www.crowcanyonheights.com

The November 2023 newsletter for Crow Canyon Heights (CCH) is available for registered members at www.crowcanyonheights.com. It is also sent via email to all homeowners and residents who have an email address on record. If you wish to stop receiving simply send an email to "cchalert@comcast.net" and write "STOP" in the subject line or in the body of the message.

Thanksgiving: *"The more you practice the art of thankfulness, the more you have to be thankful for."*
- Norman Vincent Peale

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"When I started counting my blessings, my whole life turned around." - Willie Nelson

NEXT BOARD MEETING

Nov 16, 2023 @ 7:00 p.m.

Audio/Video Conference bridge attendance info will be provided via email prior to the meeting

Homeowner Association Services (HAS)

Contact Information

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Doors to the meeting will open at 6:30 PM to give attendees a chance to socialize. It will also include refreshments to kick off the holiday season. If you don't typically attend CCH meetings, everyone is encouraged to consider coming to this one. Meet your neighbors, enjoy a soft drink, some wine or beer, and some snacks. It's worth the time.

Ron Johnson

This will be the last scheduled meeting Ron Johnson will attend as a Board member of the Crow Canyon Heights HOA. Ron was voted onto the Board by homeowners in 2015 and having served the community for 8 solid years, Ron has decided to retire at the end of 2023. During his Board tenure he has devoted countless volunteer hours helping to develop planning and strategies, landscape and tree management, architectural matters, vendor meetings, budget reviews, and helping to move the Association to be responsive and accountable to homeowners. We will miss the unselfish contributions of his time, patience, wisdom and help. If you have the opportunity, be sure to give him your personal thanks. He has earned that and a lot more.

Finances, Budget, and the Board

About 2 decades ago, before any of the current Board members lived in Crow Canyon Heights, all homeowners were saddled with a surprise "special assessment" of about \$7,000 each. The reason came

CCH Annual Meeting

plus refreshments

soft drinks/beer/wine/snacks

November ANNUAL Board meeting

The November Board meeting is the Annual meeting for the CCH Homeowner Association, and the last scheduled Board meeting of 2023. The meeting will include a recap of 2023 and a look forward to 2024.

from a lack of adequate planning and proper management of Association funds from years ago. Putting \$7,000 from 20 years ago in context with today's inflation rates is equivalent to about \$12,000 today. That is the kind of avoidable event that hits a home budget harshly and can be crippling for almost everyone. The overall economic outlook for our nation in 2024 is at best unsettled. Real and serious stress can be expected in 2024 on home budgets, energy and utility costs, interest rates on loans, and general living expenses.

The Board of Directors and our management company are very aware and sensitive to these facts of life, and have spent many hours digging into important details in preparation of the 2024 CCH Operating and Reserve budgets and what that will mean to monthly dues amounts for the coming year. It is not an overstatement to say that collectively the Board members and our community management representatives have invested more time and participated in more research, analysis, constructive and extensive debate than ever before in the history of our community. Managing the ongoing needs of keeping our community maintained properly and funding the future needs of CCH, balanced with common sense and the practical expectations of homeowners is a challenge, but a challenge this Board strongly believes is under control and properly addressed.

Many things take place in the background, often overlooked or unknown to most homeowners. Board members invest their personal time to review and make decisions on architectural applications and maintenance. They meet with vendors, develop strategies and priorities for landscape maintenance and improvements, and stick to those plans unless there is reason to change or refine them. That often involves a lot of debate and discussion to consider alternatives, "what-if" scenarios, and the potential impact on short and long term budgets. An area in which the Board seized an advantage in 2023 was to invest a portion of Reserve funds in US Treasury Bills. In recent years that was not an opportunity due to interest rates of return that were virtually or actually zero. The current investment was done last

May and a similar investment will likely be done again next year. The returns are safe and guaranteed, resulting in income of over \$70,000 this year, and \$80,000 expected next year. That is income to our Reserves fund that does not have to be paid by homeowners in monthly dues. It is the result of the time invested in proper planning, sound financial management, and smart decision making it takes to keep CCH as one of the best funded of the 55,000 homeowner associations in California. At the same time, the Board works to structure, approve, and implement planned expenses and upgrades to help maintain the value of our homes and keep CCH as a great place to live.

Interestingly (and surprisingly), some have questioned how much Board members are paid for their time and service, and what they get out of all this work. The answer is - it's all volunteer, there is no pay, there are no special favors. The work is done for the good of the community, not personal gain, and the current Board members work hard to keep it that way.

The November Annual meeting will include the Board's decision regarding monthly dues amounts in 2024, and a recap of 2023, with more detail on finances and other areas.

Put November 16th on your calendar and be sure to attend if you're able!

For more information including the schedule for upcoming Board meetings, see the CCH web site: (www.crowcanyonheights.com)

Also reference the Homeowner Association Services (HAS) online system with questions and for information (online.hoaservices.net/CaliberWeb2_HAS/#!/), or email Jennifer at jtavares@hoaservices.net