



Teal Lake Village HOA

2025 Budget and Dues Increase

August 6, 2024

Board of Directors Presentation

Teal Lake Village Association

Board of Directors and Committees

<https://www.tlva.net/>

Dick Meryhew
President

Cheryl Gerstenberger
Treasurer

Howard Strong
Secretary

Sheila Twohey
Vice President and
Firewise Chair

Glenn Waldenberg
Landscape and
Contracts Chair

Randy White
Board Member

Edward Harrington
At Large Board Member

**Firewise
Committee**

**Landscape
Committee**

**Randy White
Pond Chair**

Special Agents

Special Agent (Welcome)
Michele Smith

Special Agent (Web)
Dave Hanson

Special Agent
(Wildfire Prevention)
Bob Gilbert

Architectural Review Committee (ARC)

Bob Gilbert
ARC Chair

Dick Meryhew
Board Member

Sheila Twohey
Board Member

Bob Gilbert
Member

Lee Kitchell
Special Agent

Fran Wickeham
Member

Phyllis Waldenburg
Member

Chris Wolle
Special Agent

Ed Harrington
At Large Board Member

Chuck Gerstenberger
Member

Mary Ellen Meryhew
Member

Phyllis Waldenburg
Member

Dick Meryhew
Board Member

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VP Email: vice-president@tlva.net

Treasurer Email: tlvatreasurer@gmail.com

Secretary Email: secretary@tlva.net

Landscape Chair Email: glenn.tlva.landscape@gmail.com

ARC Chair Email: ARC@tlva.net

Firewise Chair Email: greywing@cablespeed.com

Pond Chair Email: orical19@yahoo.com

Member at Large Email: ed_harrington@tlva.net

Agenda

- ▶ **Board Introductions** **Dick Meryhew, President TLVA**
- ▶ **Landscape Services –**
TLVA’s Largest Expenditure **Glenn Waldenberg, Landscape Chair**
 - ❖ **Landscape Chair and Committee Responsibilities**
 - ❖ **Dues – Contracts – Common Area Restoration**
- ▶ **Bayview Retention Pond** **Christine Spagle**
- ▶ **Reserve Study Process & Results** **Cheri Gerstenberger, Treasurer**
- ▶ **2025 Budget and Dues Increase** **Cheri Gerstenberger, Treasurer**
- ▶ **Owner Q&A**

Landscape Chair and Committee Responsibilities

- ▶ Oversees landscape contractor performance
- ▶ Solicits, qualifies and negotiates landscaping bids from annual services contractors and other special services needed
- ▶ Liaison between homeowners and landscape services contractor
- ▶ Communicates with homeowners and contractors on weekly basis
- ▶ Proactive in anticipation of unforeseen problems
- ▶ Committee members assist chair in fielding homeowner questions, contract questions

Many Reasons We Live in Teal Lake Village

Well-Maintained – Landscaped Yards



Large Green Open Spaces



Walkability



Well-Designed & Well-Maintained Homes



Incredible Views

**Friendly,
Helpful
Neighbors**



Quiet, Peaceful, Safe

Dog-Friendly



Landscape Services What Do Dues Cover?

- ▶ Landscape and Irrigation Management
 - ❖ Turf mowing and edging of 98 homes and all common areas
 - ❖ Bed work and shrub trimming of 98 homes and common areas
 - ❖ Landscape debris removal from homes
 - ❖ Weed control/pre and post emergent herbicide application
 - ❖ Fertilizers and growth treatment
 - ❖ Irrigation back flow testing
 - ❖ Irrigation activation and de-activation
 - ❖ Compressed air blowout of irrigation system

\$\$\$\$ Largest Expenditure of HOA Dues

Annual Landscaping Services Contract

2024 Annual Contract

\$178,373.44

(Includes 2% Discount and Sales Tax)

2025 Annual Contract

\$183,728.96

(Includes 2% Discount and Sales Tax)

Annual Contract Increase

\$5,355.00

Represents A 3% Increase

Common Area Restoration & Maintenance is Overdue

- ▶ Dues do not include restoration of common area beds
- ▶ Restoration has not been done for many years
- ▶ Legacy and other large trees have not been maintained
- ▶ Mulching has not been done since 2017
- ▶ An estimated 40 plants died from '23 - '24 hard winter
- ▶ Aged plants - most have reached life expectancy of 10 to 15 years, most are over 25 years old
- ▶ The consequences of deferred maintenance and kicking the can down the road, year after year:
 - ❖ Significantly increased costs
 - ❖ May require special assessment
 - ❖ Large dues increase

Common Area Bed Photos – May 2024



Common Area Bed Photos – May 2024



2025 Costs for Common Area Restoration and Maintenance

▶ Remove Dead Plants (40) (most are over 25 years old)	\$ 4,000
▶ Add New Plants (20)	\$ 4,000
▶ Add Gravel to Nature Trail	\$ 1,000
▶ Mulch Common Area Beds (70 Yards)	\$ 9,000
▶ Common Area Tree Maintenance	\$ 2,000
▶ Legacy Tree Maintenance	\$ 2,000
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▶ Total Added 2025 Costs	\$22,000

Support Your All Volunteer Board

- ▶ Participate, volunteer!
 - ❖ Join the Landscape Committee Now
 - ❖ My term is up in 2025
 - ❖ Work along side me in 2024–25, to take over as Landscape Chair in 2026
- ▶ *Please see me after the meeting*

We need financial resources
& your support to do the job
we were elected to do.

Retention Pond

- ▶ Retention Pond Maintenance Owned and Managed by Bayview Village
 - ❖ \$\$\$ Second Largest Expenditure
 - ❖ TLVA Pays 62% of the Cost

The pond looking at the small cell in the foreground and large cell beyond. The pole is the 50 year overflow indicator.



The 50 year pole and an example of some of the more extensive mowing done to deep vegetation from encroaching into the pond.



The “berm” between the 2 cells – rock area is the weir that allows passage of water between the 2 cells and aids in the filtration process.



Close up of the weir – you can see on the back right side the screen has become unattached from the concrete blocks and requires repair.



An area along the path from the end of Mariner where Lynn is trying to find another access to the pipe system. There has been root encroachment previously and Bayview would like to ID potential problem areas.



Schematic of access points to pond drains/piping.



Reserve Study Information

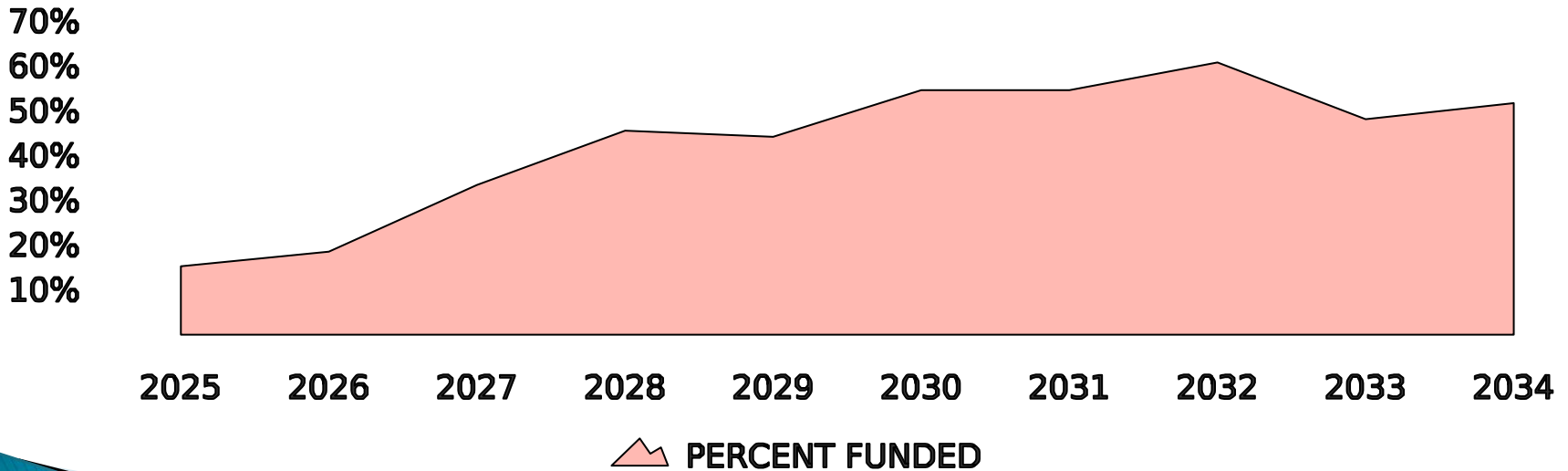
- ▶ The reserve account was established in 2021.

❖ 2024 Quarterly Deposits	\$3,724.00
❖ 2024 Total yearly deposit	\$14,896.00
❖ 2025 Quarterly deposits will increase to	\$5,978.00
❖ 2025 Total yearly deposit	\$23,912.00
❖ Current total reserve fund	\$34,398.00
❖ This includes Firewise (SA)	\$18,983.00
❖ Remaining balance	\$15,415.00

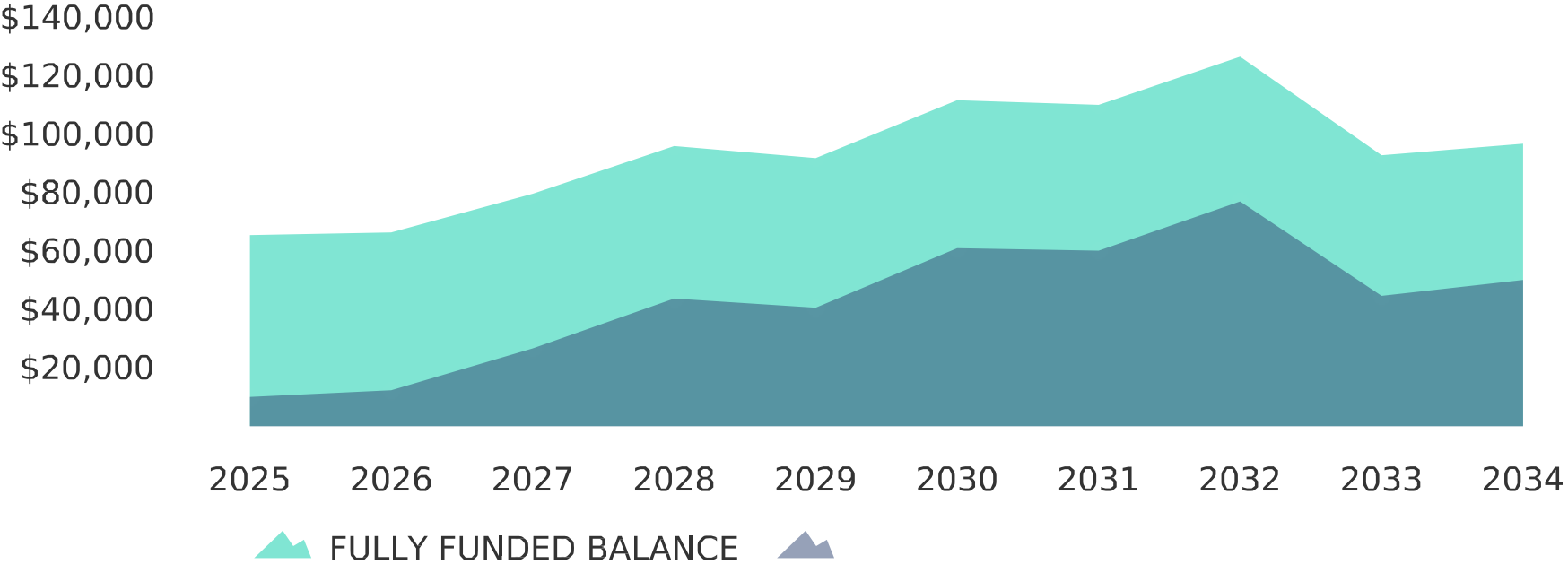
- ▶ Reserve fund has been used for such things as:
 - ❖ Pond maintenance expenses
 - ❖ Tree trimming, felling and removal
 - ❖ Removal of newspaper boxes
 - ❖ Entry monument painting

Reserve Study Full Funding Plan, Years 1–10

YEAR 1–10	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Fully Funded Balance	\$65,439	\$66,368	\$79,615	\$95,948	\$91,803	\$111,669	\$110,058	\$126,594	\$92,782	\$96,754
Percentage Funded (%)	15%	19%	33%	46%	44%	55%	55%	61%	48%	52%
Beginning Balance	\$10,000	\$12,301	\$26,651	\$43,742	\$40,596	\$61,006	\$60,117	\$77,023	\$44,668	\$50,075
Reserve Contribution	\$23,544	\$24,250	\$24,978	\$25,727	\$26,499	\$27,294	\$28,113	\$28,956	\$29,825	\$30,719
Contribution Increase (%)	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$22	\$39	\$70	\$84	\$102	\$121	\$137	\$122	\$95	\$108
Reserve Expenditures	\$21,265	\$9,940	\$7,957	\$28,957	\$6,190	\$28,304	\$11,343	\$61,432	\$24,512	\$23,094
ENDING BALANCE	\$12,301	\$26,651	\$43,742	\$40,596	\$61,006	\$60,117	\$77,023	\$44,668	\$50,075	\$57,808



Reserve Study Full Funding Plan, Years 1–10



2025 Budget

Current HOA Dues Income (per Qtr/Owner)	\$548.00
❖ Operating Budget Fund	\$510.00
❖ Reserve Dues	\$38.00
Proposed 2025 Dues Income (per Qtr/owner)	\$613.00
❖ Proposed Operating Budget Fund	\$552.00
❖ Proposed Reserve Dues	\$61.00
Proposed 2025 Dues Income	\$240,296.00
Anticipated 2025 Total Expenses	\$240,296.00
Remaining Balance	\$0.00

Member Q&A