

# Collingwood Pointe at the Preserve

## 2021 Year Ending Summary

### Purpose:

*We would like to summarize  
our projects and  
maintenance tasks  
performed throughout the  
year.*



# WELCOME NEW OWNERS

We are pleased to welcome those of you who are new to our Community/Association.

Our goal is to ensure that you are comfortable, happy, safe and that you feel like a part of our community family.

We hope this information will provide you with more knowledge, information and understanding of how our community works together to accomplish a better living environment.

Again, a warmest welcome to you and your family. We hope you are already starting to feel at home in your new neighborhood.



# Committee & Board Positions

- ▶ All Board position are filled at this time, but we are always looking for interested owners to fill various positions.
- ▶ Many thanks to Ray Starkloff & Norma Silcott for their service as a board directors.
- ▶ This year we welcomed Edye Buchanan and Jim Housami to the Board.



ONE PERSON  
CAN MAKE A  
DIFFERENCE,  
AND EVERYONE  
SHOULD TRY

-JOHN F. KENNEDY-



# Pool

- Decking was power washed, furniture cleaned, placed on decking and removed by volunteers
- Opening and closing of the pool went smooth thanks to the many volunteers that made it happen
- Thank you Norma for taking care of chemicals twice a week and distributing pool gate keys
- New gate with new key entry installed



# Clubhouse

- Moved library out to main room. Purchased 3 new book cases
- Library was transformed into an office for board members and storing files
- Total cost for book cases, office furniture and electronics = \$6093.00
- New blinds were installed in main room = \$3392





# Buildings & Roofing

- Inspected and caulked all needed areas on buildings including exterior of windows
- Insecticide was applied 2 times, once in early summer and once in late summer around all units by volunteers
- Termite control system was installed on (1) building by contractor
- A solution of cleaner was applied to all patio fences and mailboxes by volunteers.
- New garage lights and front door lights were purchased and installed by volunteers



# Buildings / Misc. Continued

- Inspected and repaired shutters
- Cleaned and sprayed shutters with silicone spray
- Most maintenance projects completed by volunteers





## Buildings / Misc. Continued

- Concrete sidewalks were crack sealed by contractors on 15 buildings
- Concrete sidewalk crack sealing was continued with volunteers and completed (8) more buildings. Thank you John & Donna Welcome
- Remainder of buildings will be completed in Spring of 2022





# Landscaping

- Spring inspection was completed in May
- Removal of bushes and trees from inspection completed in June.
- Removed approximately 64 bushes and replaced 74 new
- Removed (3) trees and replaced with (1) Japanese Lilacs and (1) Autumn Maple
- Two rounds of trimming were completed to help keep height of bushes down below bottom of windows
- Flowers were planted at clubhouse, shed area, sign board and front entrance
- Total extra expenses on removals and replacements = \$7611





# Grounds /Inspections and Road Repairs

- Inspections was completed in early spring of 2021.
- Road repairs were completed in July with approximately 1785 square yards of repairs.
- Crack seal and Seal Coating was completed in early September
- Totals for all road work = \$62735.00





# Grounds Irrigation System

- Annual inspection of irrigation system was done in mid May.
- Irrigation system was repaired and 3 new heads installed.
- Fall maintenance and drainage of lines completed in November.





# Grounds Misc.

- Fire hydrant preventive maintenance and drainage was completed in November
- Street sign posts were inspected and painted as needed. Painted light poles as needed
- All work done by volunteers except hydrant maintenance that is completed by contractor





**VISIT  
WEBSITE**

# Website

- ▶ Continuing to update pages on our website. So happy to see many folks visiting our site. Based on previous months, we are averaging approximately 200 visits per month.
- ▶ Passwords:
- ▶ Financials page: Financials
- ▶ Meeting Minutes: Meetings
- ▶ Forms, Information & Policies: CollingwoodFIP  
(FIP-forms, information & policies)

Check out our new Forum page. We are hoping this will be a new tool to assist in better communications within Community.

Contact Harold Fisher or Rick Calhoun for questions or concerns



# Collingwood Pointe 2021

## Operating Summary Projected & Original budget



Actual  
Projected

Budget

Utilities = \$96,968  
Landscape = \$59,536  
Administrative including legal  
services = \$84,183

Total = \$240,687

81% of our operating budget  
in 3 line items

<u><b>Operating Expenses</b></u>			
	Utilities	\$96,968	\$93,020
<i>Projected</i>	Landscape	\$59,537	\$61,010
<i>Projected</i>	Buildings / Roads	\$13,618	\$8680
<i>Projected</i>	Clubhouse	\$10,880	\$10,320
<i>Actual</i>	Pool	\$6616	\$6114
<i>Actual</i>	Snow Removal	\$21,371	\$33,400
<i>Projected</i>	Administrative	\$84,183	\$83,915
Total: \$4877 under budget/ projected	\$3286/Difference of original vs Actual/projected	\$293,173	\$296,459



# Collingwood Pointe 2021

## Capital Summary / Actual

		Actual	Original Budget
<b><u>Reserve Expenses</u></b>	Road Repairs	\$33,409	\$10,000
	Road Seal Coating	\$29,326	\$34,000
	Buildings/ Loan	\$112,125	\$112,125
	Building Lighting	\$13,359	\$10,000
	Clubhouse interior	\$6093	\$7500
	Clubhouse/Pool Fence and gate	\$4139	\$ 0
	Landscape	\$7611	\$7,000
	<b>\$25,874 / over budget</b>	<b>\$206,061</b>	<b>\$180,625</b>

	Budgeted	Actual/ Predicted by Year ending
Total Revenue	\$477,120	\$478,236
Total Expenses	\$477,085	\$499,234
		<b>-\$20,998</b>

Collingwood Pointe 2021 Total  
Revenues vs Expenses / Projected  
expenses October through December

# Volunteer Project Results



- Thank you to all for your dedicated hours of volunteer work to assist in saving the Community money. What an incredible year.
- Volunteer hours through mid October equal 900 man hours at a \$45,000 savings
- Onsite Manager - 484.5 hours through mid October. Year to date savings is approximately \$12,560
- Total hours = 1384 hours with savings of \$57,560
- This would equate to \$39.97 per unit to monthly fees without volunteer assistance
- These numbers are based on projected cost to do many tasks and the cost we would have paid out to management company
- Past (6) years including year to date 2021, volunteers have saved the community approximately \$177,127

Thank you to all  
volunteers



# Financial Summary/ 2021

- Within our net Operating, we were under budget by \$4877
- Our net Reserve funding and expenditures, we are projected to be over budget by \$25,874, mainly due to overages in road repairs.
- A total year ending of \$20,996 over budget
- Overall, with all the unexpected expenses and changes, our budget year was a success
- Financial information and goals for next year will be explained at first meeting in 2022 or sent in PDF form to unit owners



# Community Meetings for 2022

*Board has changed scheduling of Community Meetings for year 2022. 4<sup>th</sup> Wednesday of the month will stay the same and meetings will be held (3) times per year.*

- February
- June
- October

Q&A

You have

Questions

We have

Answers

If you have questions, issues  
or concerns, please contact a  
Dave Elko or Rick Calhoun



**KEEP  
CALM  
AND  
ASK ME  
ANYTHING**