



ANNUAL MEETING
MARCH 19, 2018

AGENDA

- Introduction - Mary Kathryn
- Budget Update-Dennis
- Pool Update- Will Aiken
- Video Update Surveillance and Lighting at entrance- Rad Senn
- Beach Area Update- Trisha Bryant
- Playground Update- Robert Cook
- PF Communications
- New Board for 2018

2017 BOARD OF DIRECTORS

- Mary Katherine Harris, President
- Will Aiken, Vice President
- Dennis Uργο, Treasurer
- Amy Chapman, Secretary
- Rad Senn
- Robert Cook
- Trisha Bryant

FINANCIALS

DENNIS URGO,
TREASURER

PELHAM FALLS INCOME

		Jan - Dec 17	2017 Budget	2018 Budget
DUES - 434 PF / 4 CH				
	Annual HOA Dues-\$480	208,170.00	208,320.00	208,320.00
	Cherry Hill Owner Fees - \$480	1,920.00	1,920.00	1,920.00
	Late Fees	980.36		
	Swim Team Member-\$320-Limit 15	4,500.00	3,200.00	4,800.00
	Uncollectable Dues	0.00	-480.00	
Total DUES - 434 PF / 4 CH		215,570.36	212,960.00	215,040.00
	Bank Acct Interest	111.41		
	Clubhouse Reservation/\$95	6,655.00	5,500.00	5,700.00
	Collections Charges Paid	320.14		
	Fines Paid	400.00		
	Lien & Collection Fees Paid	195.00		
	Pool Fob	330.00		
	Transfer Fees Collected	150.00		
Total Income		223,731.91	218,460.00	220,740.00

PELHAM FALLS EXPENSES

ADMINISTRATION						
	Accounting Fee/ Tax Prep/Audits	2,705.00	2,700.00	250.00	Audit & Tax Prep	
	Bank Service Chg.	21.20				
	Document production / storage	1,360.70	800.00	1,000.00		
	Lien & Collection Fees	235.00				
	Postage & Mailing	1,150.56	940.00	950.00		
	Transfer Fees	150.00				
	Website / Web Page	165.00	120.00	165.00		
	Total ADMINISTRATION	5,787.46	4,560.00	2,365.00		
CLUBHOUSE						
	Administration / Cleaning	4,326.45	3,600.00	4,000.00		
	Maint, Repair, Supplies, Furn	2,048.26	3,000.00	1,500.00	Toilet, Floors, tables, holiday dec	
	Pest Control	496.00	480.00	496.00		
	Termite Bond	248.00	248.00	248.00		
	Total CLUBHOUSE	7,118.71	7,328.00	6,244.00		
COMMITTEES / SOCIAL ACTIVITIES						
	Christmas Extravaganza	0.00	300.00	300.00		
	Social Community Activities	271.57		500.00	Easter & Halloween	
	Summer Concert Series	0.00	600.00			
	Welcome Committee	0.00	500.00	500.00		
	Total COMMITTEES / SOCIAL ACTIVITIES	271.57	1,400.00	1,300.00		
	INSURANCE	7,921.00	7,266.00	7,921.00		

PELHAM FALLS EXPENSES

	Jan - Dec 17	2017 Budget	2018 Budget	
LANDSCAPE & GROUNDS				
Annuals	931.20	930.00	930.00	
Community Signs	0.00	2,500.00		
General Maintenance	5,578.00	15,000.00	10,000.00	Trees, signs, aeration, storm clean up
Irrigation Maint & Repair	2,143.45	2,000.00	750.00	Controller, gfi, general repairs
Landscape Contract-\$1269	14,920.00	14,700.00	15,228.00	
Landscape Equipment	540.00	540.00	540.00	Storing community trailer
Lighting Maint & Repairs	193.84	500.00	500.00	Photo cell
Mosquito & Fire Ant Control	1,020.00	300.00	900.00	
Mulch & Pine Needles	3,350.00	5,000.00	5,000.00	
River Path Maint	4,100.00	3,000.00	3,500.00	Tree removal, clear & spray
Riverpath Beach Maint & Repairs	1,787.50	3,000.00	6,000.00	Design & Maint
Swings/Play Area/Volleyball	630.35	500.00		V ball sand, boundary replaced
Tennis Court Maint & Repair	2,790.10	5,000.00	3,000.00	Cracks filled
Wild Life Control	0.00	1,200.00		
Total LANDSCAPE & GROUNDS	37,984.44	54,170.00	46,348.00	
MANAGEMENT FEE / \$1240	14,880.00	14,880.00	14,880.00	
POOLS / POOLHOUSES				
Access Fobs	371.00	400.00	400.00	
Fence & Gate Maint & Repairs	0.00	500.00		
Pool Access System Maint	0.00	500.00	500.00	
Pool Furnishings & Supplies	1,053.27	2,000.00	1,000.00	3 umbrellas, sign, supplies
Pool Lighting	250.00			Post lights
Pool Maint Contract	47,395.00	45,775.00	47,395.00	
Pool Permits / \$375 all pools	375.00	375.00	375.00	
Pool Repairs	2,860.56	5,000.00	5,000.00	Hydrant, electrical, exhaust fan
Poolhouse Repairs	6,257.53	2,000.00	1,000.00	W Ftn, ceiling fans, k pool pump house, microwave
Security Camera's	0.00	500.00	500.00	

PELHAM FALLS EXPENSES

	Jan - Dec 17	2017 Budget	2018 Budget	
POOLS / POOLHOUSES				
Access Fobs	371.00	400.00	400.00	
Fence & Gate Maint & Repairs	0.00	500.00		
Pool Access System Maint	0.00	500.00	500.00	
Pool Furnishings & Supplies	1,053.27	2,000.00	1,000.00	3 umbrellas, sign, supplies
Pool Lighting	250.00			Post lights
Pool Maint Contract	47,395.00	45,775.00	47,395.00	
Pool Permits / \$375 all pools	375.00	375.00	375.00	
Pool Repairs	2,860.56	5,000.00	5,000.00	Hydrant, electrical, exhaust fan
Poolhouse Repairs	6,257.53	2,000.00	1,000.00	W Ftn, ceiling fans, k pool pump house, microwave
Security Camera's	0.00	500.00	500.00	
Total POOLS / POOLHOUSES	58,562.36	57,050.00	56,170.00	
SECURITY	2,640.00	4,500.00	3,000.00	
SPECIAL PROJECTS				
Playground Upgrades	14,211.00		10,000.00	Steps, rut repair, mulch
Pool Renovation	0.00			
Update Surveillance Cameras	0.00		10,000.00	
Total SPECIAL PROJECTS	14,211.00		20,000.00	
TAXES				
Property Taxes	1,186.70	1,200.00	1,200.00	
Total TAXES	1,186.70	1,200.00	1,200.00	

PELHAM FALLS EXPENSES

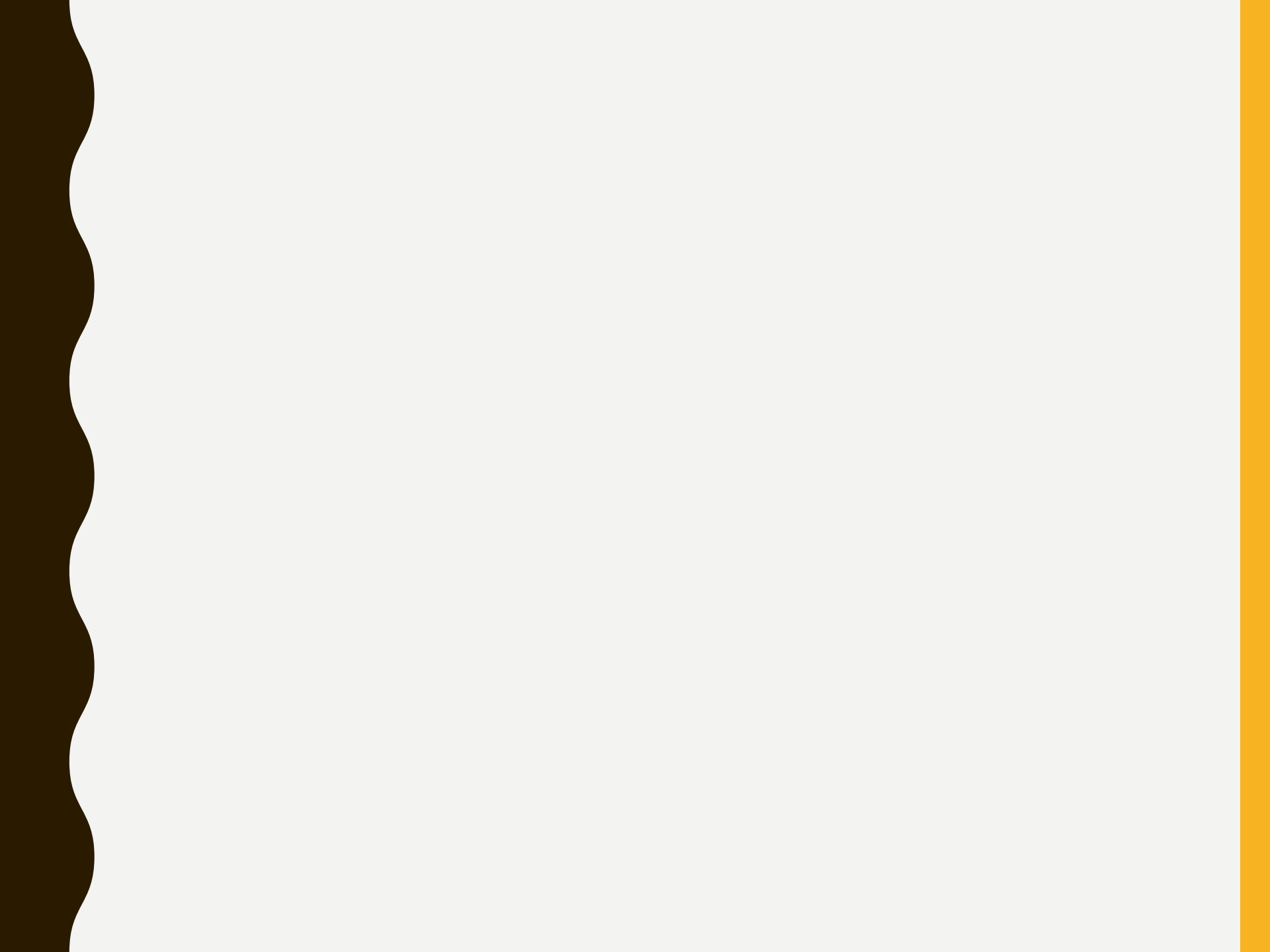
		Jan - Dec 17	2017 Budget	2018 Budget					
	UTILITIES								
	Backflow Test	135.00	360.00	360.00					
	DSL & Phones / Pools	2,914.93		2,874.00					
	Electricity	28,899.62	30,000.00	30,000.00					
	Garbage Pick-Up Pools / Chse	847.80	847.80	847.80					
	Gas - clubhouse	488.76	300.00	470.00					
	Pool/clbhse phones & Internet	476.96							
	Water & Sewer	3,735.19	4,200.00	4,700.00					
	Total UTILITIES	37,498.26	35,707.80	39,251.80					
	Total Expense	188,061.50	188,061.80	198,679.80					

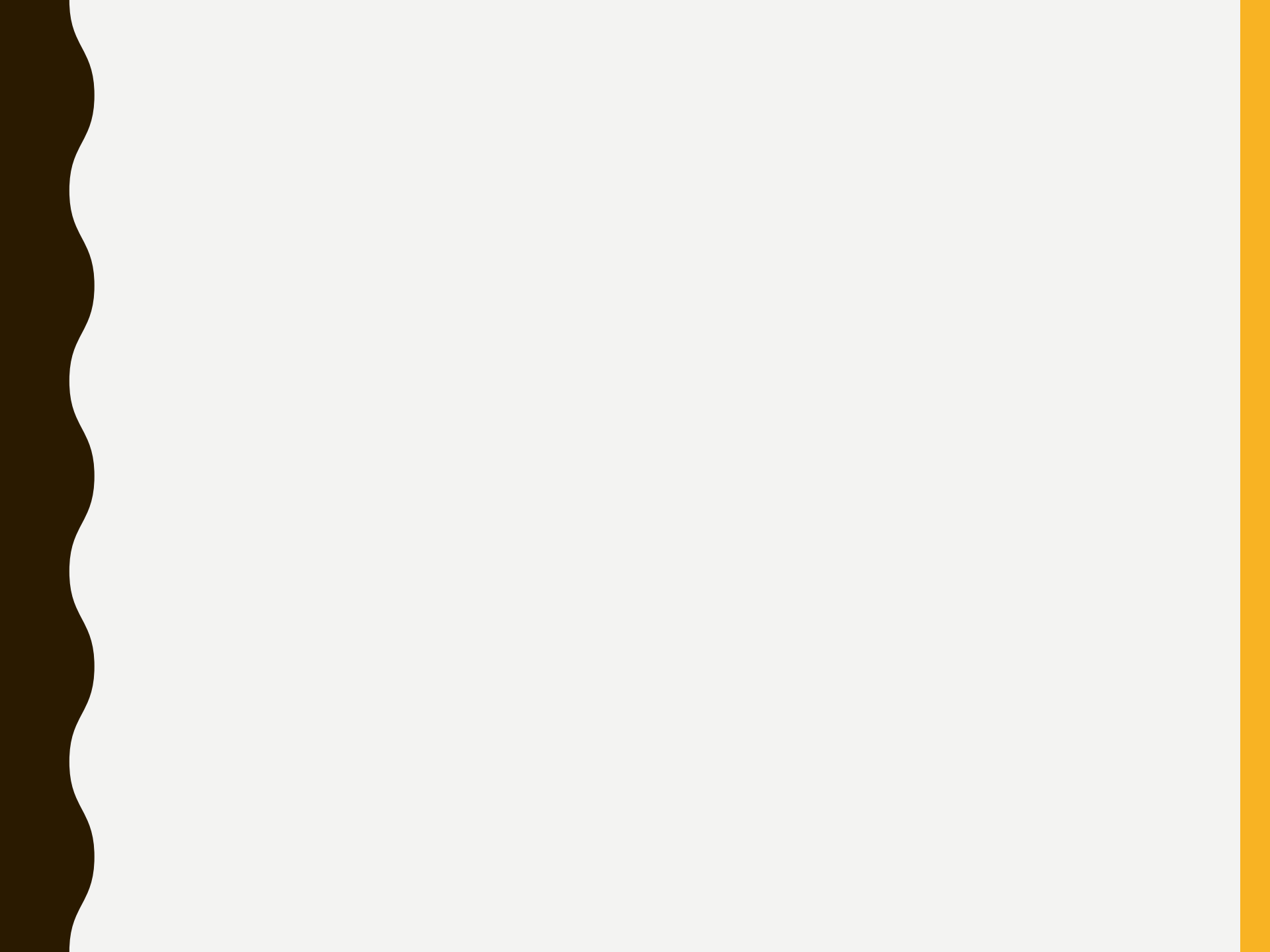
FINANCIALS

				Jan - Dec 17	2017 Budget	2018 Budget
Total Income				223,731.91	218,460.00	220,740.00
Total Expense				188,061.50	188,061.80	198,679.80
Reserve Account Funding				20,000.00	20,000.00	20,000.00
Net Income				15,670.41	10,398.20	2,060.20
1-1-18 Ck Balance				\$53,363.10		
1-1-18 Res Balance				\$105,857.96		
Additional \$20,000 to Reserve on 1-30-18 from 2017 carryover						

POOL UPDATE

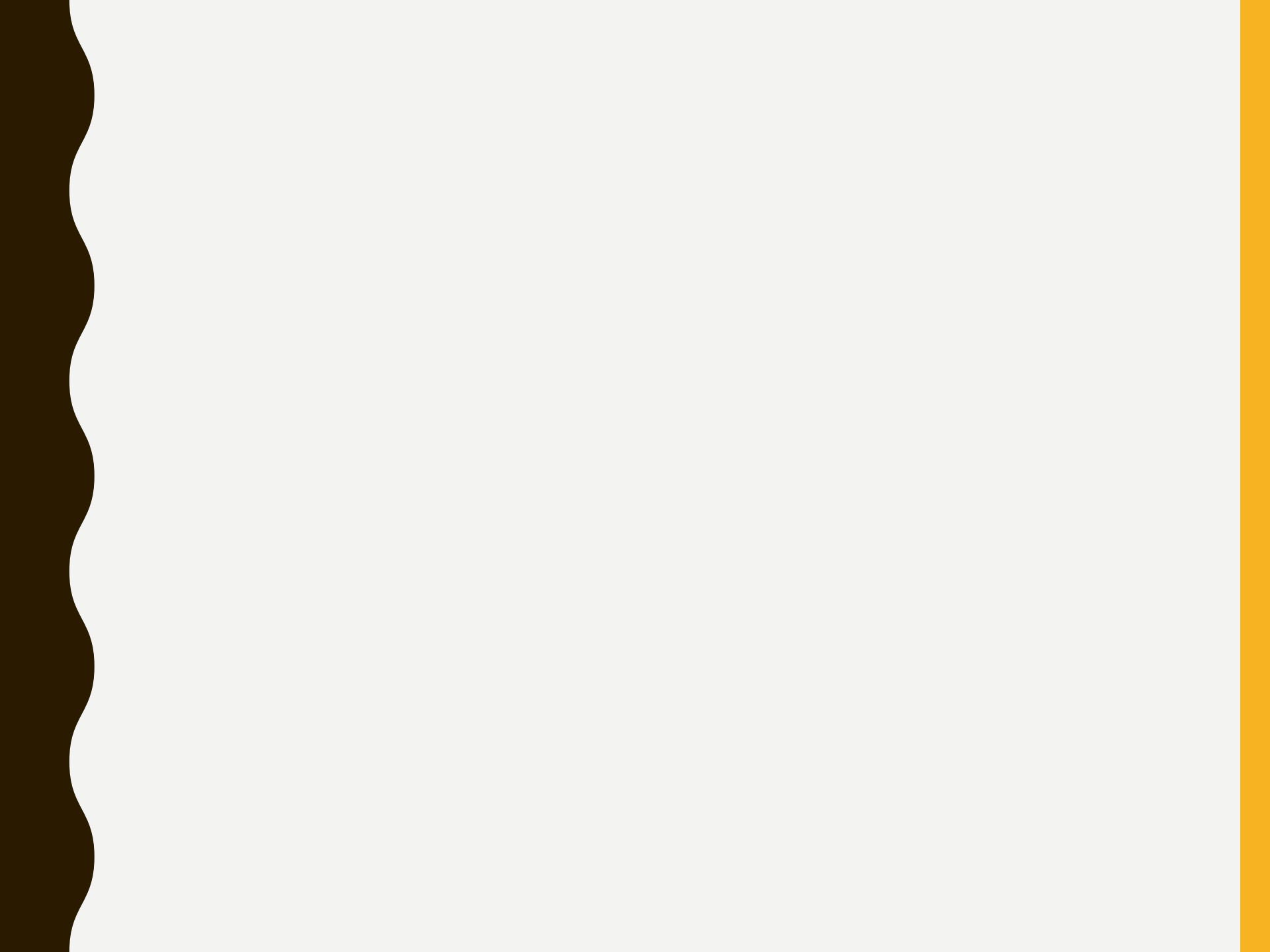
WILL AIKEN







VIDEO UPDATE SURVEILLANCE
AND LIGHTING AT ENTRANCE-
RAD SENN



BEACH AREA
UPDATE

TRISHA BRYANT

PLAYGROUND UPDATE

MARY KATHERINE
HARRIS

STEPS BY PLAYGROUND



- Old cross tie steps removed
- Area graded for ramp installation
- Ramp installed to make easier for strollers and seniors visiting playground
- Handrail installed

SMALL PLAYGROUND UPDATED



- All old cross ties and bolts removed
- Area graded to blend in with land grade
- Old equipment removed
- Tire swing reinstalled

UPPER PLAYGROUND

- Two options:
 - **OPTION 1: Remove old playground and swings and install new larger unit**
 - Cost for new commercial grade playground units starts around \$24,000
 - **OPTION 2: Keep current playground and swings but update**
 - Replace broken or missing pieces
 - Paint swing structure and install new swing seats
 - **\$10,000 budgeted now for 2018**
 - If option 1, can get bids and present to neighborhood for a vote
 - If option 2, will get bids and complete work

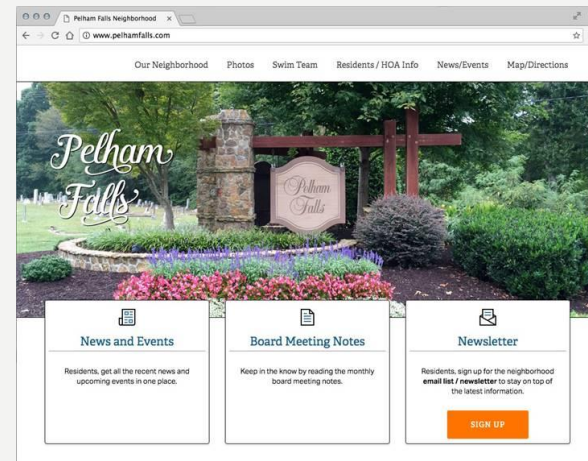


**PELHAM FALLS
COMMUNICATIONS**

WWW.PELHAMFALLS.COM

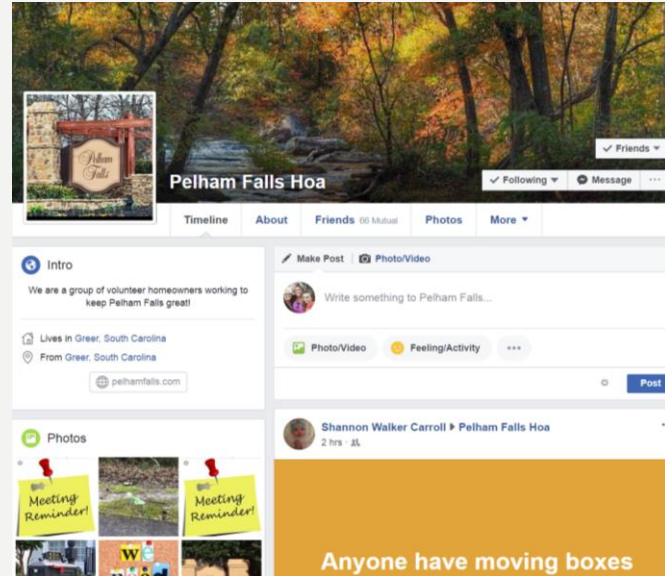
Don't forget that the neighborhood website is a great resource for information such as:

1. Event calendar & details
2. Sign up for e-mail updates & e-newsletter
3. How to rent the clubhouse (rental form & calendar of available dates)
4. Pool schedule
5. Contact info for HOA Community Management

A screenshot of the 'Pelham Falls Newsletter / Mailing List' sign-up form. The browser's address bar shows 'www.pelhamfalls.com/newsletter/'. The navigation menu is the same as the homepage. The form title is 'Pelham Falls Newsletter / Mailing List'. Below the title, there is explanatory text: 'Residents, use the form below to sign up for the neighborhood email newsletter / mailing list. The information we ask for will only be used to verify your resident status. This is one way to stay in the loop with what's going on in the neighborhood.' and 'The newsletter will be used to communicate HOA board meeting notes, upcoming events, and other news directly to residents in the neighborhood. The newsletter is anticipated to be emailed on a quarterly basis.' The form contains several input fields: 'Email Address *', 'First Name *', 'Last Name *', 'Street Address *', and 'Phone Number *'. A small asterisk and 'required field' note are present. At the bottom, there is a checkbox for 'I'm not a robot' with a CAPTCHA icon, and a blue 'Sign Me Up' button.

FACEBOOK

- If you haven't liked our page, please do!
- Pelham Falls HOA page used to share:
 - Updates
 - Meeting notices
 - Reminders
 - Q & A
 - Good news! We love GOOD NEWS.





**NEW BOARD
FOR 2018**