AAHA 2018 Newsletter

AAHA to Hire Professional Management Co

The AAHA Bylaws (Item 4.7) authorize the Board to hire an agent to manage the Association. Historically AAHA has relied upon volunteers for management. During the October 26, 2017 AAHA meeting, however, the Board changed direction and voted to hire a professional management company. The vote followed a lengthy discussion about the numerous and time-consuming administrative duties required for management and the limited number of volunteers willing to undertake them. Management duties include the process of enforcing the CC&R’s, accounting, budgeting, dues collection, invoice payment, newsletter preparation and numerous other HOA related matters. The management company will start in April, with a cost that will raise 2018 dues to $200. While the professional company will take on management duties, it will do so under the direction of the AAHA board. For example, CC&R enforcement action will be taken only after the AAHA board has voted to do so.

Budget Highlights

Despite an increase in water costs, the 2017 AAHA budget ended with a small surplus. Other factors affecting the budget included an October increase in monthly landscaping maintenance (from $785 to $847), an increase in insurance costs and more than anticipated costs for website management. These budget item shortfalls were offset by surpluses in sprinkler repairs and in graffiti removal. In addition to professional management fees, the 2018 budget reflects another increase in water costs (14%), the increase in landscape maintenance, a projected increase in insurance costs, and the need for lawn treatments.

Don’t Forget to Vote

A ballot has been included in the dues mailings. Please complete the ballot and mail it with your dues payment in the self-addressed, postage paid envelope. For homeowners using online banking, please mail the ballot by itself.

AAHA Board Approves HardiePlank Siding

In addition to cedar, the AAHA Board has approved the use of HardiePlank, “Select Cedar Mill,” lap siding with a maximum of 6” exposure. All other siding materials must be submitted to the Board for approval before installation.
Check Out the AAHA Website

The annual AAHA Board meeting is scheduled for Thursday, March 8, 2018, 7:00 PM, at the residence of Jeff & Tisha Hull, 17910 NW Elk Meadow Lane.

Need to know when the next AAHA Board meeting will be and where? Want to review the CC&R’s, Bylaws, and Board Policies? Need the names and contact numbers of Board members? Would like to check out the most recent Board Minutes or latest financial statements? How about authorized siding and approved roofing options? All of this and more may be found on the AAHA website at www.allenbachacres.org. You can also contact the Board via email, find information on dues collection procedures, or review AAHA newsletters back to 2007. The AAHA website has wealth of information about your homeowners association. It’s yours to use.

AAHA Coordinating With Washington County Sheriff

The Community Outreach Specialist for the Washington County Sheriff’s Office has reached out to AAHA as part of an effort to enhance liaison with local neighborhoods. The sheriff’s office wants its messages on crime prevention and community events to reach more Washington County residents. A sheriff office representative will discuss its commitment to enhanced liaison by attending the Annual Homeowners Meeting in March. AAHA will notify homeowners via email when important sheriff’s office messages are received.

Reminders

Paint colors and roofing materials must be approved by the AAHA Board. Roofing materials, roofing colors and lap siding choices already authorized are published on the AAHA website. Homeowners using these authorized materials need no approval by the AAHA Board.

Know Your Board of Directors

Jeff Hull, Board President, is retired from federal law enforcement and has lived in Allenbach Acres since 1987. He has been on the AAHA Board for 15 years and has held the positions of Secretary, Treasurer and President.

Zed Newkirk, Board Secretary, has been Board President and Vice President. He moved to Allenbach Acres in 1995 and has been active on the AAHA Board for 14 years.

Clete Werts and his family have lived in Allenbach Acres for 12 years. He is in the software industry as a Sales Executive and has been participating on the AAHA Board for 11 years.

Nancy Knight, Board member at large, is a retired Systems Analyst. She has lived in Allenbach Acres since 1993.

Ryan DeJong, Acting Board member and Vice President, is a real estate broker with several years of experience working with HOA’s. Ryan, his wife Kim, and two children have lived in the Bethany/Rock Creek area since 2007. Ryan is seeking election to the Board this year.

The Allenbach Acres CC&R, Bylaws, and Board Policies are published on the AAHA Website at www.allenbachacres.org.