

MANORWOOD OWNERS' ASSOCIATION FALL 2023 NEWSLETTER

Join us for the Annual Owners Meeting December 3

The Manorwood Owners' Association will hold its annual meeting for owners at 3 p.m. December 3 in the Clubhouse. The community will vote on the proposed 2024 budget and also vote to fill one open director position on the Board (to serve the remaining three years of a four-year term). Owners will soon receive a packet in the mail with a meeting agenda, a proxy form to vote in case you can't make the meeting, and a copy of the MOA budget.

The 2024 budget reflects an increase of about 9 percent in expenses, for a total of \$74,161. Dues will increase 10 percent. Total utility expenses are expected to rise 23 percent in 2024. That includes increases in rates for electricity, gas, refuse, water, telephone, storm sewer, and internet. A portion of the dues is automatically put into savings to cover future repairs, maintenance, and improvement of our community's common grounds (the Clubhouse, pool, sports courts, etc.). The MOA has two major infrastructure improvement and repair projects in the works:

- One is the replacement of the rotting pool deck and front porch. Chad Brummer and Hillari Mohler are spearheading the deck replacement committee. Thank you, Chad and Hillari. We plan to obtain a rendering of what the design would look like.
- The second major expense is repairing pool leaks. The pool is losing about a half inch of water a day. American Leak Detection inspected the pool and reported: "recommend sealing all vertical and horizontal skimmer throats transitions with an epoxy-based putty. Leak located on the return line. Best leak sounds come from under the concrete behind the return that is closest to the building. Recommend excavating down by the skimmer, locating the return line and cutting/capping the return line to abandon the return under the ledge. Return line believed to be encased in the bond beam. Additional testing may be required once a hole is opened up." Repairs are expected to run about \$15,000. That is only a rough estimate. We are obtaining at least three firm quotes. Jon House is leading those efforts. Thank you, Jon.

Another major project on the Board's radar is rehabbing/resurfacing our community's popular sports courts. A future committee will be formed to generate ideas and get estimates.

Small number of trees to be removed from around RV lot

Ken Cook advised the Board that several trees in the area that surrounds the RV lot are causing concern. A few are dead, leaning or too close to the fence or driveway. Ken presented photos and a written report. He and MOA president Josh Beloit walked the property, and Josh said there are about four trees that he can drop on his own. One larger tree will require professional removal. The Board thanks Ken for bringing this to our attention. Ken also has quietly helped tidy the RV lot for years. This is the kind of volunteer labor that aids the MOA immensely and saves us all money. Thanks again, Ken!

We need a new writer/editor for the MOA quarterly newsletter

After three years, Cindy Hutchinson is stepping aside as newsletter editor. The MOA uses the quarterly newsletter to communicate with owners, most of whom receive it via email. We have about 16 owners who prefer a printed copy. In the past, the newsletter has been in a more formal, elaborate design, but that is not necessary for the future newsletter editor. For example, the newsletter could be a simple "school bulletin" style, such as presented in this fall 2023 email version. Communication and writing skills are obviously helpful. Attendance at the monthly Board meetings would be informative for newsletter topics and ideas. Please express your interest at the annual meeting December 3 or via email to manorwoodhoa@gmail.com.

Updated ACC Guidelines took effect in September

The revised MOA Architectural Control Committee (ACC) Guidelines were approved by the Board on September 14. As you may remember, you received a draft of the proposed changes this summer and had the opportunity to provide feedback. This was the first revision since 2018. The revised Guidelines are now posted on our website, manorwood.org, under the tab "ACC Guidelines/Application." Before making external changes to your property, consult the ACC Guidelines, as almost everything requires an application. When in doubt, email manorwoodhoa@gmail.com, talk to a Board member, or attend a Board meeting to discuss your plans. The Board meets at 6:30 p.m. the second Thursday of most months. (There's no regular Board meeting in December, just the annual owners' meeting at 3 p.m. December 3.)

Manorwood Owners' Association Board, officers and other info

President — Josh Beloit

Vice President — Jon House

Treasurer — Linda Dement

Secretary — Hillari Mohler

Directors — Heidi Burkheimer, Aaron Grenlund, Cindy Hutchinson, Jennifer Reed, Mark Thurber

Committees (volunteers needed!)

Architectural Control — Jennifer Reed, Greg Dement, Abe Rossy, Mark Thurber

Clubhouse — Hillari Mohler

Pool — Linda Dement, Jon House, Heidi Burkheimer, Jami Overby

Grounds — Mark Thurber

Sports courts — **VACANT**

RV Lot — Josh Beloit, Greg Dement

Activities — Stephanie Benson, Linda Dement

Welcome Wagon — Paula Dawson, Stephanie Benson

Website — Cindy Hutchinson

Nominating — **VACANT**

Clubhouse coordinators — Linda Dement

Newsletter — Cindy Hutchinson, Jon House

JC Higgins & Associates

Association management company

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Association manager: Lorne Martin,
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MOA email: manorwoodhoa@gmail.com;

Website: manorwood.org

Board meetings: Every second Thursday of most months at 6:30 p.m. at the Clubhouse. Annual owners' meeting at 3 p.m. December 3.