

Although the RR HOA Board meeting scheduled for March 13, 2023 was cancelled due to lack of agenda items, here is an update on what the Board has been working on.

Around the Community:

- We will be scheduling our annual walk around with Crofton Perdue to identify what maintenance work needs to be done. (Include stone façade on building, spalling on sidewalks and paint at the base of light poles)
- Crofton Purdue has done a preliminary inspection review of the white siding strips to check if there are any additional units with potential water damage due to the improperly install white strip, that will need repair this spring. Currently there have been 14 units identified, 2 have been repaired. They will be doing an additional review this spring. Since this repair work is unexpected the cost of repairs will be taken out of the maintenance reserve fund.
- We are running a test study regarding not using lawn treatment on two areas of lawn to see the affect. We have two specific RR common areas that are not receiving any treatment. The common areas not included in the lawn care treatment are behind RR unit 1203 and around unit 404. The rest of the RR common areas will receive three lawn treatments instead of the normal four. After one year we will review the area to see if we could potentially treat the lawn on an every-other year basis.
- 2023 Landscaping forms were sent to all RR residents. They are being reviewed and compiled and will be sent to Crofton and GJ Romig for their use and reference.
- The Emergency Preparedness Manual and sections of the RR Handbook and have been updated and distributed via email to the homeowners. Copies of both can be found on Crofton Perdue's website: <https://www.croftoninc.com/rivers-run>

Electronic Communication

Check it out! A Social Activities calendar has been added to the River Run Cottage web site. You can access it by going to the RR Cottage website, click on the tab for the HOA community members only called, '*Members Only*'. It contains a lot of information such variance forms, RR homeowners' manual, cottage connection newsletters, homeowners' responsibility matrix, RR homeowner's directory, and now the social activities calendar and more. The website is <https://www.riversruncottages.com/> and the password for the Members Only tab is RRHOA. Please contact Cheryl Lee or Wanda Fisher with any questions you may have.

2023 Financial Report:

- As of the end of February 2023, the HOA reported a Year-To-Date combined cash balance of \$268,542, consisting of \$40,527 in the operating expense account and \$228,016 in the Maintenance Reserve account.
- Budget expenses through the first two (2) months of the calendar year show operating expenses within budget. Overall budget expenses, as of February 2023, are under budget by \$\$6,753, primarily due to snow removal maintenance cost. Although we have two more payment for this winter season and contract payments for the snow removal will resume in November.

- Currently building repairs and supply category is over budget by \$1,129 due to some unexpected exterior work done in December and the expense billed in 2023.
- The budget expenses for the month of February 2023 were \$16,676. We were within our budget at month's end after all reserve deposits have been made in full.
- We received the LED Light rebate of \$2,484 which was deposited into the maintenance reserve.
- We utilized \$2,601 of maintenance reserve funds to pay for unexpected chimney and siding repair at on one of our units. This expense was associated with the improperly installed white siding stirp which affected the area above and below the white siding strip (coil) which we discussed in our January meeting and some water damage around the chimney cap.
- Account balances show us on target for our operating expenses.

Variances Approved between Jan 10th to Mar 13th 2023

- RR 1201 – Allow homeowner to place a dumpster in their driveway while they do work on the floors. Approved (Yes – 5; No – 0)
- RR 301 - Remove four front foundation plantings and replace with two dwarf Acer Palmatum Shaina Red Japanese Maple Trees, evenly spaced in the front bed. Approved (Yes – 5; No – 0)

Contract(s) Awarded between Jan 10th and Mar 13th 2023

- Birchcrest Tree and Landscaping - 2023 Tree and Shrub Health Care Service, \$9,045.27 includes tax. Approved (Yes – 5; No – 0)
- Birchcrest Tree and Landscaping – 2023 Lawn Chemical & Fertilization Treatment - Modified, \$4,859.19 includes tax. Approved Modified Alternative (Yes – 5; No – 0)
- Magic Seal LLC - 1) Mill and Fill Repairs – repair approximately 1,000 square feet of development road surface primarily on the south side and 2) Hot Fiberized Crack Fill major cracks and seams on the entire complex; main development road, cul-de-sacs and driveways. \$7,830 includes tax. Approved (Yes – 5; No – 0)

Our next scheduled RR HOA Board Meeting is May 9, 2023.

Our Board meetings are on the second Tuesday of the odd months. They will start at 4:00 p.m. except for the September/Annual meeting which will start at 5:00 p.m. Notification will be sent via email of any change to the schedule.

Linda McLaughlin on behalf of The Rivers Run Board of Directors