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A Quarterly Insight into the Mote Ranch Community

OUR Community

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Pool Update



The Pool Pump Repairs are finally complete. New filters, vacuum gauge, a plunger valve and various leaks fixed. The aged equipment and COVID related supply chain problems prevented a timely repair. As well the original plunger valve cracked during repair and a new one caused a cost overrun. However, the pool pump equipment is again back to leak free operations.

Another COVID related setback. The unexpected increase of our monthly pool resulted in maintenance fee of \$800 a month. The heater electrical costs are also over the budgeted amount.

Creating Curb Appeal

Inspections and Rules

The Board reviewed and documented the inspection process as defined in our covenants but revised to allow homeowners an extra 14 days to resolve their maintenance violation.

None of us like to get a violation letter and often your reaction is “me! how could they violate me for that?” Well think of it as your friendly reminder service that it is now time to clean or trim or tidy up something.

You pay for it!

The General Assessment pays for a certified property manager to regularly inspect the community to ensure we’re all doing our part to keep Mote Ranch looking neat & tidy. Don’t be offended if you received a violation letter. Most of the violations are dirty roofs, driveways, mail boxes and landscaping – and yes the shingle roofs need a cleaning from time to time too.

Think of it as your friendly “time to tidy up!” reminder service.

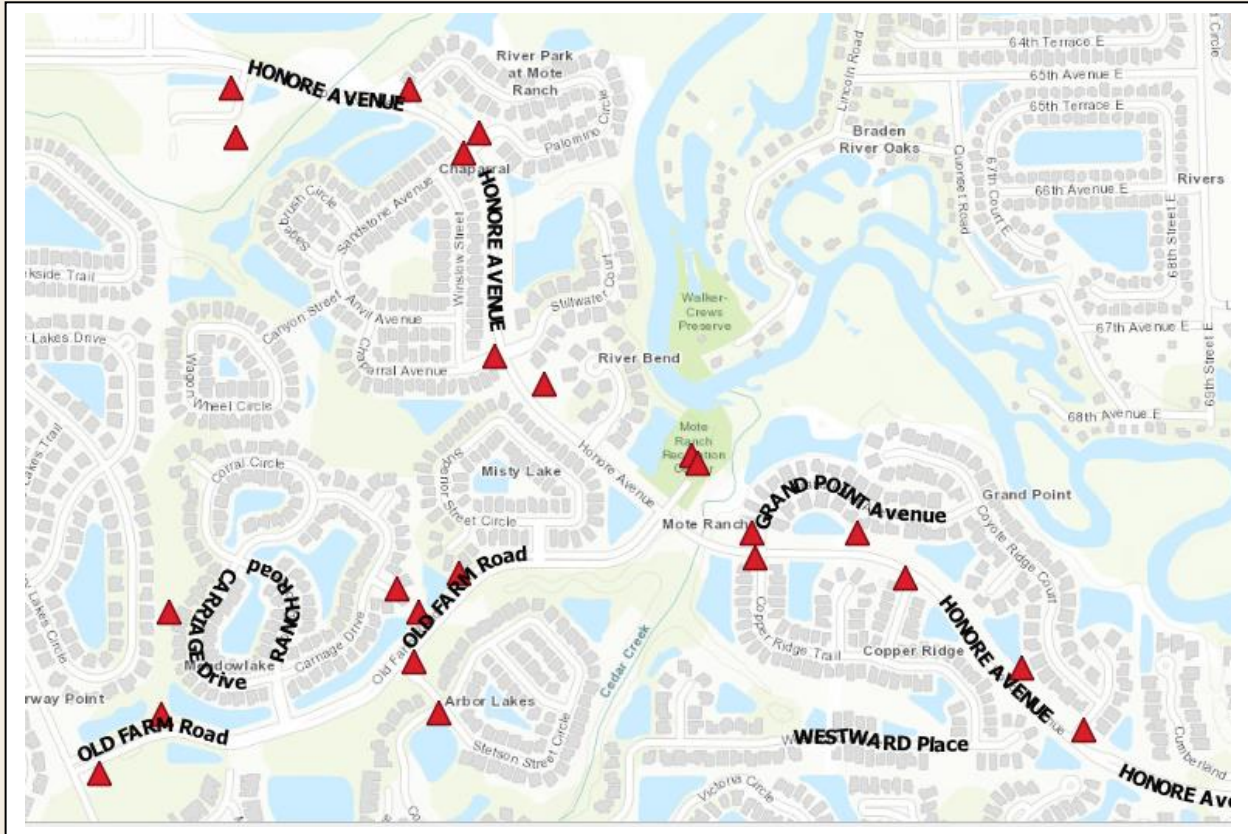
Of course we hope all owners will work with the HOA to keep the community neat & tidy, but when they don't the process continues.

The inspection process is a multistep process. Owners have 30 days to resolve the violation. If the owner fails to resolve the violation by then a second notice is sent with 14 days to resolve. If the owner still fails to resolve then the property manager may recommend to the Board that a \$1000 fine be imposed. If the board imposes a \$1000 fine then the owner has a right to a hearing with the fines committee. The fines committee can agree with the fine or waive the fine. If the fine is upheld, the owner has 5 days to pay the fine, or risk a Claim of Lien on their property.

It's your money >>>

Electrical

Did you know the HOA has 23 separate electrical meters? The meters measure the electricity for entrance and fence lights, irrigation pumps, the recreation center and pool heater. The Board analyzes electrical expenses to help determined deficiencies in the system. Expenses range from approximately \$15 / mo. for a neighborhood bullnose to hundreds for an aging well pump or pool heater. The yearly electrical budget is \$34,560.



One of the innovative initiatives is replacing incandescent lights with LED light which are longer lasting and less expensive over the long run. Analyzing electrical expenses allows the board to do cost/benefit analysis for replacing the Old Farm Road fence lights with LEDs. The Board is also analyzing pump electrical expenses to determine if a pump is nearing its useful life as bearings tend to wear out near end of life causing additional friction and more energy to power the pump resulting in a high energy bill. The Board is also analyzing the pool heater costs both in heat mode and cooling mode to help it decide a cost effective temperature setting or cost reducing options of turning the heater off at certain times of the year during times of little to no pool use.

The Board is getting sophisticated and uses mapping software to assist in managing the Mote Ranch Property. The map above shows the locations of the 23 electric meters. The Board also tabulates monthly electrical costs per meter to establish the electrical budget for 2022.

Board Actions for Q2

1. Board updated the pool pump equipment.
2. Board started mapping the irrigation system.
3. The board analyzed the inspection system.
4. The Board appointed a new Modification Committee
5. The Board appointed a new Fines Committee
6. The Board adopted a roof resolution stipulating roof replacements use the same material being replaced – replace tile with tile – shingle with shingle (or tile).
7. Board is reduce to 5 Directors.
8. Board reorganized officers.
9. Board fixed uneven sidewalks at the recreation center

10. Board removed hazardous rec center dock pathway wooden border.
11. The Board removed or trimmed 4 hazardous trees

Maintenance Done

1. Water cleaned
2. Entrance Lighting to LED
3. Dock Balustrades secured
4. Dock wax myrtle, scrub trimmed
5. Pool Filters & algae control
6. Removed Dead Oak from Honore
7. Removed Magnolia Signs
8. Grind uneven sidewalk at rec
9. Removed unsafe dock path edge
10. Misc. Irrigation repairs
11. Fixed pavilion door, screen
12. Added signs to pool area

Home Prices are UP!!



While the Board scrutinizes spending, home prices rise at their fast rates since 2007. A well-managed HOA is a selling feature.

For more information or to contact the board <http://www.moteranch.org>