

Condominium Board Report

February 14, 2003

Safety - Restricting R.V. Parking

A number of residents, while agreeing with the need for tightening the RV parking permitted on our streets, expressed concern for the difficulty this restriction places on them, especially unloading and loading large units with slide-outs. Chairman of the Safety and Security Committee, Ken Canning, welcomed the comments and stated that resident input was helpful in making the new rules workable. He said, *"We realize that some slide-outs need to be out temporarily for loading and unloading. And that's all right provided they will not be unattended or left out."* Ken also reported that we are considering a parking area for RVs arriving late at night such as a vacant pull-through or in the space across from the guardhouse.

Treasurer's Report

Treasurer Bill Weiss gave an update on the status of delinquent lot owner's accounts including the following:

- § Only one of the 11 accounts that were four quarters in arrears in December is still outstanding. Our attorney is taking further action.
- § 94 homeowners are late with the current quarter dues and letters will be issued.

One additional item - our insurance policy was renewed February 1st for another year with the premium being reduced by \$75. This was a pleasant surprise.

Surepay

Did you know that you can pay your condo fees by Surepay? Four hundred and eighty seven (487) Venture Out homeowners currently use this method. Just give the office a voided check drawn on a U.S. bank and your quarterly fees will be drawn directly from this account.

Sign Committee Report

The Condo Board passed a ruling on signs pertaining to the lease, sale or rental of land or building that reads as follows:

- 1) One (1) non-illuminated sign per street frontage shall not exceed thirty inches (30") in maximum height and shall not exceed six (6) square feet in total.
- 2) A window sign may be placed in lieu of the posted sign and shall not exceed six (6) square feet in total.

General Manager's Report (excerpts)

"The Groundskeeper and Triple AAA Landscaping are both preparing design concepts and bids to separate domestic water from irrigation water. Both anticipated that it would take them three to four weeks to complete this work and we can expect both estimates for discussion at budget.

"Of interest this week is the receipt of two proposals for new garbage systems which would bring the service "in house." The estimated cost of equipment varies by only \$1,400 between the two proposals, however one calls for three cubic yard containers vs. two so there would be significant difference in capacity. Estimates for the system came in on the high side at \$44,700 for the larger units. Equipment may be purchased outright, or leased, or a lease purchase option may be explored. A golf cart or pickup can pull these "trainable carts." They can be made street legal" so that the units can be taken out of the park and into the compactor areas without continually impacting the same resident streets. Currently, Greenfield Village, Carriage Manor, and Road Haven all use some version of this style of

pickup with great success. All report high satisfaction from the residents due to the cost savings. In addition, the removal of the heavy garbage trucks from the streets is anticipated to be another benefit and savings down the road. After the initial cost of equipment, the annual actual cost of pickup and landfill fees is estimated to approximate \$36,000 per year. Labor costs would be added to the figure. This estimate may be high as Carriage Manor's costs come in at \$26,000 per year including labor (they have 911 lots). Road Haven has just started this program and reports to be saving \$4,000 per month. It is anticipated that during the off-peak season, the pickup would be easily done with existing staff. During the peak season, a crew would be hired on as seasonal labor. We will estimate those costs at budget. As our annual garbage costs have been increasing and totaled \$132,000 last year, I am anticipating that based on Carriage Manor's costs, which has done this for many years, we should be looking at total costs of somewhere around \$55,000 a year as opposed to \$132,000. If sentiment is such that we remain with conventional pick up with an outside contractor, we do anticipate receiving an estimate that will save an approximate \$50,000 per year, if they honor their prior bid.

"We are also requesting tree-trimming bids in cooperation with the other four properties. While the trees at VO perhaps are taller than at the other properties, I am still anticipating to receive bids as much as 25% less than last year. In addition, we have an accurate tree count which will further reduce this cost.

"The sales office has been kept very busy with Bob and Devon often showing the entire day. Sales have been slow during January (they are at 25 year-to-date) but in comparing statistics with last year, this was normal. The heavy period for actual writing of offers starts in February through April as potential buyers first shop the market and then decided to buy before leaving.

"The rental office remains busy as Phyllis is now taking care of the many residents who are in for the season. (Did you know that there are 384 units rented out which represents 25% of our population?)

"Samples of new badges will be on display at the Activity Office. These are concepts at this time and we welcome your input. We are exploring the purchase of a badge machine that could make name badges as well as lot signs. We spend approximately \$2,000 on name badges and as much as \$50 per sign to redo individual lot signs depending on the labor and cost of materials. The machine would do all types of engraved signs and could be utilized in many areas. This proposal will also come in at budget sessions."

Board Accomplishments of the Past Year

Vice President, Bob Cole, reported on accomplishments in 2002-2003. There is so much good information in his review that we decided to publish again next week.

Tip for Today

Let's make a concerted effort to take all of our papers to the Venture Out recycle bins. If you have a neighbor who finds it difficult to do this, perhaps you could assist them. By doing this, we can save ourselves a ton of money on garbage — and we sell the papers for recycling. Please place your aluminum cans in containers maintained by the Shriners. They sell them to support their Children's Hospitals. Also, glass may be taken to the Mesa recycling bins located just north of University on Power Road (near the library).

Merv Houghton

Florence Brownridge