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Annual meeting- June 21, 2021
Details to be sent after June 6
7:00 P.M.

The Edenton Homeowners' Association, Inc. has 90 homes adjacent to the Commons area and 132 homes located away from the Commons in the watershed area. The Annual meeting is held each year in June for members to act on a yearly budget and nominate and select three members of the nine-member board. This year the board is recommending what we consider a prudent move, to initiate a \$3,120 Emerald Ash Borer Reserve to be collected on an annual basis to ensure funds are available to remove ash trees as needed and avoid an "all at one time" special assessment.

In looking back, we talked about the Emerald Ash Borer problem at our annual meeting on June 15, 2009. At that time, the borer was a long way from Nebraska, but it had already devastated over 40 million ash trees in 11 states. After thinking about the problem for a few years, in 2017 we counted all the trees in the Commons and found we had 55 ash trees. In addition, several homeowners have ash trees on their lawn areas. The same year, the Lincoln Parks and Recreation Department completed an ash tree survey and here is what they found: "Of almost 112,400 planted public trees (81,785 along streets and 30,575 in parks and golf courses), nearly 14,150 are ash (11,700 along streets and 1,600 in parks and golf courses). This is about 12% of the public trees in Lincoln and does not include trees on private property. The Nebraska Forest Service estimates that there could be three to four ash trees on private property per one public ash tree in Lincoln, or perhaps another 40,000 to 50,000 ash trees on private property."

The Parks and Recreation Department has wisely adopted a plan to tackle the problem.

- Chemically treat a declining quantity of ash each year to allow the managed removal of trees
- Remove 1,050 ash trees per year
- Plant 1,050 replacement trees per year utilizing diverse tree species.

At the 2020 annual meeting Edenton Association members approved an "adopt a tree" plan. Several have done so over the past year for chemical treatment. The board does not plan to do chemical treatment but will start on managed removal. Planting diverse tree species will also be initiated on a managed basis. Residents are reminded cutting down trees and planting trees in the Commons area must be approved by the board. Your generosity is most appreciated, but approval first is necessary. The bottom line, to initiate the Emerald Ash Borer Reserve, the Annual dues for those not adjacent to the Commons will increase \$10 per year and those adjacent to the Commons, \$20 per year. The dues increase proposed – from \$85 to \$95, from \$170 to \$190. Members will act on the annual budget for 2022 at the meeting.

Board Member Election - Terms of Board members John Cederberg, Jerry Sovey and DeLoyd Larsen are expiring. All have agreed to serve another term. Nominations will be open from the floor.

Townhouse Annual meeting – immediately following

The meeting is directed to the residents living in the 72 townhomes. In addition to supporting annual maintenance of the Commons, townhome owners have additional costs for other significant services,

including lawn care, lawn irrigation, recycling services, trash removal and snow removal. Utility costs for electricity and water will have a slight increase, however, a major increase will be required for irrigation system repair. The aging system continues to require costly repairs and costs will exceed the amount budgeted for the current year. Lawns are aerated every other year and in 2022, \$2,225 is included in the proposed budget for that practice. Lawn care is contracted on a biennial basis and the \$40,000 line item for that service will be the same as the current year. Snow removal is contracted on an annual basis and \$2,000 has been added for that line item in 2022. With the cost increase estimates, the board is proposing a monthly dues increase of \$10.00 per month - \$100 to \$110.

Please plan to attend the annual meeting.

The annual garage sale – We teamed with the Edenton South and Edenton North this year for three days of garage sales. Several people noted their preference to this larger community event. Thanks to board member Bev Moton for handling all the details each year and to board member DeLoyd Larsen for getting the signs updated for a three-day sale.

The Fourth of July Parade – While we had to skip last year, plans are underway to hold another great event for the neighborhood children. More about the parade in the June newsletter.

The four-month budget summary – Three times each year, a summary tracking income and expenditures is provided by Treasurer Angie Paul Unruh. The summary for the first four months of 2021 is attached.



An ash tree in the commons – many dead limbs – not a candidate for chemical treatment.

Dayle Williamson
Edenton Secretary

EDENTON HOMEOWNERS ASSOCIATION
ANNUAL ACCOUNT
 prepared April 30, 2021

	Year-to-date	Annual Budget	% of Budget
Revenue			
Dues	\$26,349	\$26,520	99.4%
Late Fees/Other Income	\$160	\$0	
Interest	<u>\$18</u>	<u>\$0</u>	
Total Revenue	\$26,527	\$26,520	100.0%
Expense			
Professional Fees	\$567	\$2,950	19.2%
Administrative	\$146	\$650	22.5%
Maintenance	<u>\$4,214</u>	<u>\$22,920</u>	<u>18.4%</u>
Total Expenses	\$4,927	\$26,520	18.6%
Net Operations	\$21,600	\$0	

Notes:

The Annual account will have no additional income for the balance of the year
 Professional Fees includes tax preparation, filing fees, insurance, treasurer compensation
 Administrative includes office supplies, postage, PO Box, printing, web site, meeting space
 Maintenance includes lawn care, trees, repairs, water

EDENTON HOMEOWNERS ASSOCIATION TOWNHOUSE ACCOUNT

prepared April 30, 2021

	Year-to-date	Annual Budget	% of Budget
Revenue			
Dues	\$40,600	\$86,400	47.0%
Late Fees	\$0	\$0	
Interest	<u>\$276</u>	<u>\$550</u>	<u>50.2%</u>
Total Revenue	\$40,876	\$86,950	47.0%
Expense			
Professional Fees	\$1,133	\$4,650	24.4%
Administrative	\$305	\$780	39.1%
Maintenance	\$32,260	\$69,890	46.2%
Utilities	<u>\$3,719</u>	<u>\$11,630</u>	<u>32.0%</u>
Total Expenses	\$37,417	\$86,950	43.0%
Net Operations	\$3,459	\$0	

Notes:

Net Operations does not yet reflect the cost of opening the sprinkler system this year - cost of \$3,500
Professional Fees includes tax preparation, filing fees, insurance, treasurer compensation
Administrative includes office supplies, postage, PO Box, printing, web site, meeting space
Maintenance includes lawn care, sprinklers, snow removal, well
Utilities includes electricity, trash, recycling, water