



Hidden Grove / Green Valley  
Homeowners Association

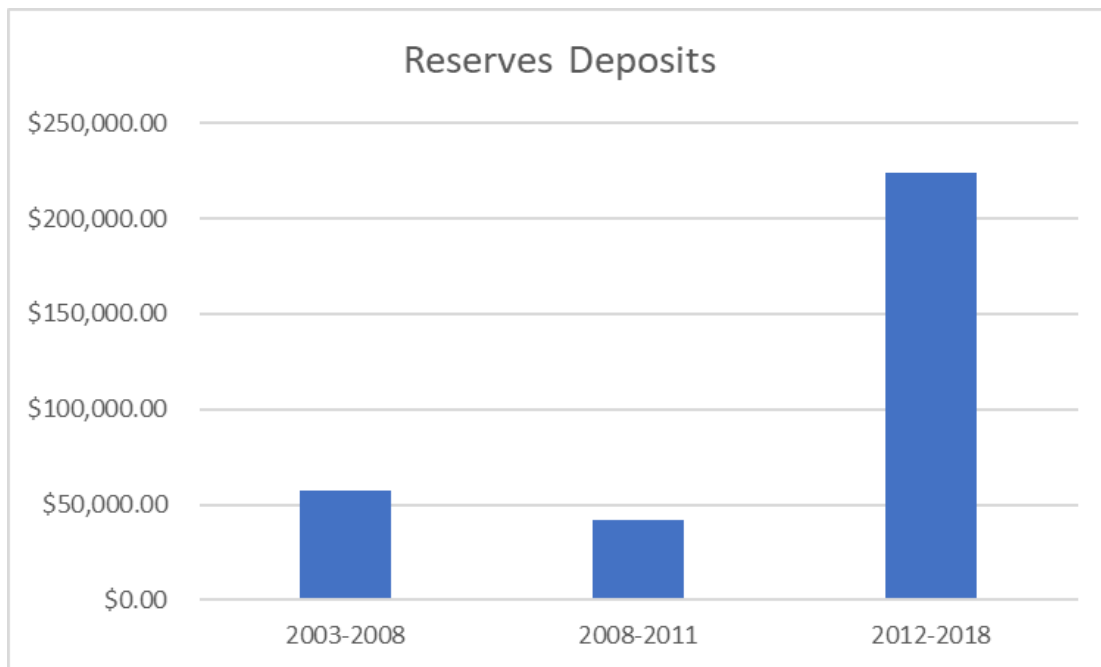
***"Our mission is to provide for the safety of our residents,  
maintain the common property and protect our home values."***

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### **Accomplishments Throughout the Years**

It is also beneficial to look at the positive trends for the HOA over the past several years. These include:

- More aggressive Reserves savings. In 2012, the Board of Directors moved that the HOA needed to aggressively put money into reserves in order to avoid any special assessments for repair or replacement of the HOA amenities.
  - Since then, over \$224,000.00 has been put into reserves by the HOA.
  - From 2008-2011, the first three years the HOA managed itself, approximately \$42,000.00 had been placed into reserves.
  - Prior to the HOA managing itself, when we were managed by Commercial Property Management, approximately \$57,500 was deposited into reserves.



- Water system turned over to city
  - This provided for a large savings to the HOA in that we no longer need to read each Lot's meter, the HOA will no longer be responsible for any major repairs)
- Storm drains turned over to city
  - Again, the HOA will no longer have to pay for any repairs to the storm drains. Before they were turned over to the city, we had to repair a storm drain that was blocked, the cost to the HOA was \$3600.00 and had to be done on an emergency basis)
- Street Sweeping turned over to city. Big savings to the HOA.
- Streets have been resurfaced, and the board has created a schedule that, if the HOA sticks to it will extend the life of our streets.

- Resurfaced Basketball Courts.
- The HOA enclosed the clubhouse grounds. This has proven to be effective in keeping people who do not live in the HOA (or who do not pay HOA assessments) from using HOA amenities.
- Reserve Study done and reviewed annually
  - This helps the Board of Directors more accurately predict and plan for large expenses
  - The HOA reserve accounts are 100% funded.

### 2019 Reserve Study

Long Term Replacement Item	Useful Life (yrs)	Remaining Life (yrs)	Notes	Replacement Cost (Today)	Reserves needed (Today)	Future Replacement Cost	Annual Contribution	Next Yr Contribution
Replace Road Asphalt	40	16		\$ 269,232	\$ 161,539	\$ 459,680	\$ 18,634	\$ 12,452
Crack Seal Road Asphalt	5	1		\$ 39,064	\$ 31,251	\$ 40,392	\$ 9,141	\$ 9,141
Walkways, Patios & Curbs	50		> 30 yrs remaining					
Metal & Wood Fencing			repair as needed					
Landscaping & Irrigation			repair as needed					
Playground	20	6		\$ 32,726	\$ 22,908	\$ 39,996	\$ 2,848	\$ 2,471
Tennis Courts	40	34	> 30 yrs remaining					
Basketball Courts	40	23		\$ 21,714	\$ 9,228	\$ 46,850	\$ 1,636	\$ 875
Roofing & Gutters	30	13		\$ 26,884	\$ 15,234	\$ 41,520	\$ 2,022	\$ 1,445
Clubhouse Paint	10	1		\$ 13,131	\$ 11,818	\$ 13,577	\$ 1,760	\$ 1,760
Clubhouse Carpet	10	1		\$ 3,722	\$ 3,350	\$ 3,849	\$ 499	\$ 499
Storage Building Masonry	50		> 30 yrs remaining					
Pool Sealcoat & Equipment	10	4		\$ 6,927	\$ 4,156	\$ 7,918	\$ 941	\$ 858
Clubhouse HVAC	6	2		\$ 7,961	\$ 5,307	\$ 8,512	\$ 1,602	\$ 1,552
Clubhouse Bathrooms	20	6		\$ 5,273	\$ 3,691	\$ 6,444	\$ 459	\$ 398
Siding	45	26		\$ 18,250	\$ 7,706	\$ 43,531	\$ 1,378	\$ 681
<b>Totals</b>				<b>\$ 444,884</b>	<b>\$ 276,189</b>	<b>\$ 712,269</b>	<b>\$ 40,918</b>	<b>\$ 32,131</b>
Replacement Cost Inflation Rate 3.40%				Reserves on hand \$ 276,787				
				Funded 100%				

Today's costs are estimated from 2015 costs plus inflation.

Reserves Needed is the fraction of useful life spent times today's cost, i.e. what's needed for 100% funding.

Annual Contribution is the future cost minus today's cost divided equally for the years remaining.

(Because Annual Contribution doesn't inflate the contributions, it grossly overestimates what's needed for full funding.)

Next Year Contribution is the difference between Today's Cost and Next Year's Cost to stay 100% funded.