

Villas De Las Flores Homeowners Association

President's Report

February 25, 2020

January came and went-wow! This time of year we continue to enjoy some fabulous weather. As I write this report we are hitting temperatures in the 80s. That's great but we've also been lacking a lot of rain and it appears that California is once again in a drought period. We can expect another series of mandates to reduce water consumption and there will probably be some additional rate increases.

What else is new?

Meanwhile the Board is getting set to review the proposed budget for the 2020 – 2021 fiscal year. One of our goals will be to start a three year budget planning cycle and anticipate major capital maintenance project needs over that timeframe. We continue to look to roofs to be a priority for refurbishment and we are studying our roadways and parking lots for potential renovation. Of course we also want to continue renovating the landscaping to be more water wise.

The annual budget has to reflect anticipated increases for inflation and other factors while at the same time setting aside appropriate funds in our reserve accounts. It's a balancing act to be sure and the Board takes this responsibility very seriously. We review all the line items to make sure that we cover operating costs properly. We look to our reserve study and the guidance of our property management team to assist us in this process.

One of the other issues that the Board is grappling with is the recent spate of theft of plants from newly renovated areas as well as several recent break-ins to automobiles. We are looking at a number of potential alternatives for future consideration. We ask that our homeowners continue to take an active role in being the "eyes and ears" for the safety and security of our community. As the saying goes "if you see something say something".

Last but not least we will be holding our annual meeting in May this year instead of March due to new State requirements. You will be asked to approve of the updated bylaws and CC&Rs and elect three board members for two-year terms. It isn't the Super Tuesday primary however we get a great turnout.

Respectfully Submitted,

Scott Gaudineer