

## Your Community Newsletter



### **Whatever Happened to That Q&A about Maintenance, Reserves and HOA dues?**

Good question. Our Reserves Committee Chair confesses to being overly optimistic in how quickly our consultants and vendors would provide the missing pieces to the puzzle.

“It most certainly hasn’t been forgotten” he shared with us in an exclusive interview. “The devil is in the details, and we’re still waiting on some of that information. We have a good road map of the maintenance projects involved, and using the recommendations from the recent RDH Envelope Study, your talented and weirdly dedicated Reserves committee has developed a rough project timeline, building by building, beginning in 2023. Most of the projects should be completed by 2030.

We’re awaiting the final draft Maintenance Plan and Reserve Study from Schwindt & Co, our Reserve Study consultant. That 100+ page

report will give us a fairly detailed breakdown of the costs for each of the 138 different maintenance projects captured in the study. It will provide us an order of magnitude for the costs involved.

There are a number of unknowns involved, and to establish cost estimates, a bit of it requires a good crystal ball. For instance, what will be the final re-design of the planter boxes (if there is a re-design at all?)

What kind of roofs will be on Future Quintet buildings – will there be photo-voltaic cells involved?

Would such an alteration to common elements require a vote of HOA members? (Yeah! We get to invite the lawyers!!)

Will our cement roof tiles (all of which were blue in the beginning) be replaced with something similar, but synthetic....and all at once, so they can be blue again? Or replace them individually as required, with something that more or less matches?

And how are we going to re-coat *all* our corridors when the relatively small repair job in Dogwood didn’t go as smoothly as it should have?”

Many landscape components are still

unaccounted for in our maintenance plan.

No doubt about it – there’s lots still to be done.”

### **A Different Approach**

“As our HOA for the last fifteen years has chosen part-time property management, we have relied largely on owner volunteers to step forward and manage many of the larger maintenance projects.

Managing the larger projects in our updated Maintenance Plan (roofs, planter boxes, painting, gutter systems, open-air corridors) will be far beyond the time and expertise of our volunteers, and such project management is not included in the contractual agreement the HOA has with Kin Living.

It’s time we commit to professional contract management. That will provide planning, design, vendor oversight, quality control and follow-up that HOA volunteers couldn’t begin to offer. It would ensure the project goes more quickly, is less disruptive to residents and produces a better end product.”

*The above interview with the Reserves Committee Chair does not necessarily reflect the opinions of the HOA Board.*