

2018 DWP HOA Board Overview

This past year the Board has focused on and completed a number of activities that will help ensure excellent HOA performance in the future. All of these activities have taken a good bit of hard work and dedication by each of the Board members, and I want to personally thank each of them for their willingness to serve their community, and for working so well together as a team. Most of these items that I mention below will be expanded on in the Board Member individual reports that follow so I will only briefly note some of the more significant items which include the following:

1. The Board completed reconciliation of approximately 1000 invoices issued over the past several years, to reestablish lost financial information and correct errors. This has been a two year effort and really showed us the importance of keeping our financial information up to date!
2. The Board approved a five-year contract with an outside accounting firm and completed transfer of all HOA financial information to this firm. This should ensure smooth transition and minimize loss of our financial information in the future.
3. The Board has notified 33 HOA members of potential liens on property. We have recorded eight liens thus far, and we are in the process of recording an additional 18, if these are not paid. Seven of the 33 notified have paid thus far. The Board will be pursuing foreclosure on these properties on a priority basis in the near future unless paid. In addition, the Board approved this year an additional interest penalty of 5% APR to be added to all outstanding invoices until paid. At the end of 2017, we were behind in collection of dues by over \$44,000, and as of today, because of the efforts on updating finances, and contact information, as well as applying liens, we have reduced that to less than \$30,000.
4. All 224 owners' contact information has been verified and re-verified with tax information, etc. to ensure accurate information for our HOA contact list. Still, some HOA members do not want to be contacted and there are a couple that we have not gotten their cooperation to verify their information. This also has been a two year effort and is absolutely necessary to be maintained in order to keep our finances in order!
5. Maintenance of the neighborhood has focused on roads, especially with the extensive rains we have had this year. In addition, work on all common space facilities has been completed.
6. An effort has been made this past year to routinely update HOA members on Deerwood news and activities, using e-mail newsletters. In addition, this year we have started ***The DWP OCTOBERFEST!*** - We hope to make this an annual event in concert with our annual HOA meeting.
7. We have prepared a few new signs for the common spaces to post the key rules for the areas, including time of use. Breaking these rules can and will be enforced using penalties, as allowed by the Bylaws, or the County Sheriff's office if necessary.
8. Unfortunately, we are responding to one legal matter this year which we will discuss later in the agenda. Because of this issue, the uncollected debt, and the need for additional road maintenance, the Board will be proposing a special assessment/dues increase that we will discuss later, also.
9. Lastly, the web site (www.deerwoodparkhoa.com) has been updated and is maintained for your use. Please refer to it for almost any information you need concerning Deerwood Park. We have added to the web site this year:
 - a. A Board New Construction Checklist (Documents) : to ensure consistent checks by the Architectural Committee and the Board before approving new construction or major renovations. This has been used on the new homes and renovations presently going on in Deerwood. Remember, it is your responsibility to contact the HOA Board if you plan on either of these activities. This is not intended to be difficult but to help you and the HOA AC/Board to maintain our neighborhood characteristics and to avoid possible road and maintenance issues and to comply with the Restrictions.

b. An HOA Member Property Owner Maintenance Form (Documents): for consistent notification of HOA members of needed maintenance on their property, including home exterior, fencing, and road work, etc. as required by the Bylaws.

c. Two new Information write ups and a DWP map (About Us) were added for new owners or persons interested in DWP.

d. To avoid confusing our Board member voting in future years, we added a description (HOA Board of Directors) to identify which 2- year term board positions should be re-voted on in each even year and which should be re-voted on in every odd year to meet Bylaw requirements.

It has been a very busy year!!! ..And please take the time to personally thank each of these Board Members for their hard work!! Best Regards,
Terry Morton, 2018 Board President