

RECOA Owners,

A friendly reminder, during the holiday season, a variance is granted for the use of exterior decorative lights. All holiday lighting should be removed by the second weekend in January.

ECM Notification

ECM has received many calls alerting the association to thefts on the Ridge. We were also contacted by the Sheriff's department with a friendly reminder to owners:

1. Please lock your vehicle doors and take valuable belongings inside at night such as firearms, computers, cell phones, purses/wallets.
2. If anyone has any cameras or doorbell video and notice anything of evidence please contact the Sheriff's department at the non-emergency line, **541-693-6911**.

Have you heard? Our 2022-2023 Board of Directors are:

Deborah Bolan - Voting group 1, Term expires 11/2023. Received 337 votes (91%).

Keith Burke - Voting group 1, Term expires 11/2025 Received 320 votes (87%).

Janet Skaggs - Voting group 2, Term expires - 11/2023

Dolores McNulty - Voting group 2, Term expires - 11/2025 Received 97 votes (91%).

Cindy Phillips - Voting group 3, Term expires - 11/2023 Received 5 write-in votes out of 90 responses.

Monty Knittel - Voting group 3, Term expires - 11/2025 Received 8 write-in votes out of 90 responses.

Robert Sharpe - At Large, Term expires - 11/2024

IRS Revenue Resolution 70-604 was passed with a vote of 541 yes, 23 no.

2023 Annual Budget Overview – On November 18th, your board of directors approved the Annual Budget for 2023. While overall increases vary by neighborhood, the primary drivers for increase include:

- Sports Centers fee increase – This is a set increase required annually by the existing contract.
- Reserve increases driven by a new reserve study – these funds are required for the planned replacement of our assets. Building up these reserves avoids the need for Special Assessments to replace major assets.
- Landscaping and Maintenance increases – As predicted by the Maintenance and Oversight Committee, increases in labor and fuel costs are impacting landscape

maintenance costs in most neighborhoods. We are pleased to announce a new contractor for RECOA landscaping services. Bluestone Gardens and Landscape LLC provided a comparable bid to the incumbent, Land Effects. Bluestone seems eager to work closely with us to meet or exceed our expectations.

More information is on the way! Deborah Bolan has drafted letters which will be sent via snail mail to all homeowners as part of the quarterly Newsletter (to be mailed on or about December 1st). The letters are specific to each neighborhood since each neighborhood has its own 2023 budget. Owners should be looking for that in the first week of December, mailed to their primary address of record with ECM. The letters provide information on the following:

- How the Reserve Studies information feeds future expected costs into the 2023 Budget
- The most significant "drivers" that contribute to dues calculations
- Tables that indicate Master and Neighborhood final dues numbers
- 2022 3rd Quarter Actual and 2022 Year-end Forecasted balances of Operating Funds and Reserve Funds