Painted Hills Homeowners' Association

Monthly Update – November 2022

FaceBook Page: Painted Hills - In the Know *www.painted-hills.com*

Highlights from the Board Meeting:

- ***Moved monthly meetings*** to **2nd Monday of month at 7 p.m.** starting 12/12/22
- Hired Drew Hall to be property manager
- Lakes' weed control contract is $4,000 under budget. Lakes were very clear this summer. Committee is working with Aquatic Control to develop some areas designated as fish habitats that won't be treated.
- Boardwalk project by clubhouse is underway. Stairs going to clubhouse will also have to be fixed/replaced.
- A plan for vulture deterrents is being developed.
- Per recommendation from the HOA attorney, the board/office now oversees the website. It will be revamped. Watch for future payment capabilities and board members having email addresses.
-John Deere tractor needs to be repaired or replaced. Options are being weighed.
-Received first payment from homeowner on a longstanding legal case.
-Security dealt with aggressive dog incident, barking dog incident and incident of disrespectful patron at clubhouse.
-Tree Permits - one new, opened and closed

Expenditures approved at Meeting:

- $150 for HVAC maintenance
- $1,145 legal fees for Sept/Oct
- $250 tree removal
- $630 dumpster for boardwalk project
- $22,839.77 for boardwalk materials
- $3,600 for boardwalk project labor
- $2,500 trapper for muskrat/beaver
- $1,000 vulture deterrent
- $450 towing of John Deere tractor
- $880/week property manager
- $0.25/hour increase for office assistant

Upcoming Events

- Decorating Clubhouse
  Sun., 11/27, 1 pm
- Breakfast with Santa,
  Sat., 12/3, 8:30 am
- Neighborhood Holiday Party - Paradise Pub
  Sat., 12/3, 7 pm
- Music Bingo-Paradise Pub
  Tues., 12/6
- Speak Easy Party - Paradise Pub
  Sat., 12/10
- HOA Board Meeting
  Mon., 12/12, 7 pm

Kudos

- Leah Mihalis for donating flag for utility barn in honor of late husband, Tony

New Year's Eve

Paradise Pub will be hosting a NYE party with band *Homemade Jam* playing. More info to come…

FINANCIAL REPORT	
October Income	3,010.09
October Expenses	17,540.68
YTD Income	539,512.41
YTD Expenses	285,732.52
YTD Net Income	253,779.89
Depository Account Report	
Checking Account	4,540.34
General Reserve	128,066.22
Capital Equipment Reserve	54,912.86
Roads Reserve	111,089.30
Erosion/Infrastructure Reserve	355,203.20
Transfer Account	136,508.92
Donations Fund Total	8,660.59

(Fireworks-2,051.24; Lakes Enhancement-2,440.72; Clubhouse Improvement-337.28; Park Improvement-262.50; Enhance Gates -132.77; Beach Project-1,966.00; Holiday Kayak Rack-1,470.08)

Reminders and More

- ***MONTHLY HOA MEETINGS ARE CHANGING TO 2ND MONDAY OF MONTH AT 7 PM***

-Breakfast with Santa (12/3) needs volunteers for breakfast casseroles, muffins and working the event. Contact the office if you can help.

- Committees are looking for new members. Lakes, contact Ron Milford; Clubhouse, contact Jon Speer.
- Cars, boats, and trailers should not be parked on our streets when snow is falling. Property Mgr. will be pretreating streets with brine. Please stay 25' from truck spraying brine. During plowing season, Property Mgr. starts with main roads, concentrating on hilly roads, then secondary roads and finally courts.