Painted Hills Homeowners' Association

Monthly Update – December 2022

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

Highlights from the Board Meeting:

-Security has sent warning letter to member re: aggressive dog; gave a 6 month suspension to member for incident at clubhouse; met with neighbor to discuss ongoing barking dog issue.
-Lakes Committee has met with fishermen to start working on fish habitat areas that will be left untreated. They will be meeting with Aquatic Control to prepare a proposal.
-A plan has been created for purchasing items to deter the vultures. The plan includes whirly gigs for the clubhouse area and sound machines that can be scheduled to make bird of prey sounds.
-The trapper has caught 39 muskrats and 9 beavers to date.
-HOA attorney sent seven demand letters for HOA payment. Only two remain unpaid. HOA received payment on 2018 case and continues to receive payments on a current case.
- Red chairs in basement of clubhouse are available for free to members. Contact the office if you're interested.
- Boardwalk outside of clubhouse is currently being replaced.
- Architectural Committee is following up on projects and non-compliance issues.
-Budget meetings will take place after the first of the year.
- A new Gate 4 sign and landscaping will be done on Ridge Rd. Current sign by 252 is in easement and cannot be enlarged.

Expenditures approved at meeting:
- $854 HVAC maintenance
- $625 for new folding chairs and racks. (used credit card points)
- $525 new tools for property manager (used credit card points)
- $5,500 for boardwalk installation (payment on previously approved contract)

Upcoming Events

- Family Christmas Music Bingo @Paradise Pub
Tues., 12/20, 6:30-8:30 pm

-New Year's Eve Party
12/31 @ Paradise Pub
(see below)

- HOA Board Meeting
Jan. 9, 2023. 7 pm

Kudos

- Enhance the Gates Committee for gate décor. Donations are being accepted to help fund future decorations.

NYE Party

-Sat., 12/31 Hosted by Paradise Pub. Prepaid Dinner Reservations from 5-6:30 or 6:30-8 pm. (Prime Rib or Teriyaki Glazed Salmon). Party 8:30 pm-12:30 am with Home Jam Band and champagne toast for $10/person.

FINANCIAL REPORT	
November Income	2,998.49
November Expenses	50,086.36
YTD Income	452,510.90
YTD Expenses	335,739.14
YTD Net Income	206,771.76
Depository Account Report	
Checking Account	9,129.21
General Reserve	128,096.22
Capital Equipment Reserve	55,003.16
Roads Reserve	111,510.71
Erosion/Infrastructure Reserve	313,654.74
Transfer Account	127,515.57
Donations Fund Total	8,916.66

(Fireworks-2,231.31; 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-1,546.08)

Reminders and More

- Our fish population in our lakes has decreased. **Please abide by DNR Daily Bag Limits**! Bluegill - 25, Red Ear Sunfish - 5, Crappie - 25, Channel Catfish - 10 (*12*"), Largemouth Bass - 5 (*only 1 over 16", none between 12"-16", 5 under 12") Release all smallmouth bass. Release all channel catfish smaller than 12". Keep all yellow bass, rock bass, green sunfish, bullhead & flathead catfish.*
-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.