Painted Hills Homeowners' Association

Monthly Update – July 2025

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

Highlights from the Board Meeting:

-Pool hours will change first week of August when guards go back to school. Hours will be 4-8 pm. Watch Facebook and Email for updates.
-Breakfast with Santa will be December 13. Time to be determined.
-Health, Sanitation, Land Management – reminds members you are responsible for upkeeping your property to prevent it from becoming unsightly keeping it cut and debris free. Committee reviews complaints re: unsightly properties and will be issuing letters of warning if they find a violation. Our rules allow the HOA to clean-up an unsightly property if the owner doesn't take care of it and change the owner.
-The Lost Shaker contract is up for renewal. An anonymous survey will be sent to members to get input on renewal and suggestions for improvement.
-Legal Report – working on 7 delinquents from this year.
-Security addressed dog complaints, noise complaints and sinking boat.
- Architecture: New Permits - house painting; new addition; retaining wall; deck; small shed & privacy fence; new steps & drainage; boat dock cover. Declined new house build requesting more info including Morgan Co Building Permit, blueprints, plot plan, erosion control plan.
- Going forward, sheds/garages cannot be built on adjoining lot to your house unless lots are replotted together into one lot.
- Tree Permits - Opened: 4

Expenditures approved at Meeting:

- $338.25 pump in clubhouse basement kitchen
- $7,542.45 June weed treatment for lakes
- $86.05 delivery of Kayak Rack Materials
- $657 algae sampling/testing

Upcoming Events

Lost Shaker Music:
7/18, 7pm-Michael Norris
7/25, 7pm-Jack McDivitt
8/1, 7pm-Michael McCartney

8/11, 7 pm, HOA Meeting

Kudos

- Doug Shultz for computer/printer support in office.
- Trash Clean-up volunteers - Will Branch, Darwin Ellis, Glenn Roberts, Drew Crohn, Natalie Crohn, Tessa Blackketter, Tina Thrasher, Stephany Jenkins, Greg Depauw, Jean Nachand, Marie Ambern
-4th of July Security Checkpoint workers

FINANCIAL REPORT	
June Income	$31,620.61
June Expenses	$39,436.87
YTD Income	$551,999.74
YTD Expenses	$146,082.65
YTD Net Income	$405,917.09
Depository Account Report	
Checking Account	$185,145.76
General Reserve	$145,875.66
Capital Equipment Reserve	$99,432.33
Roads Reserve	$218,339.32
Erosion/Infrastructure Reserve	$144,096.76
Transfer Account	$73,551.28
Donations Fund Total	$11,493.45

(Fireworks-4,851.31; Lakes Enhancement-3,339.80; Clubhouse Improvement-1,365.28; Park Improvement-593.20; Gates Enhancement-462.86; Holiday Kayak Rack-881.00)

Reminders and More

-Check with office if you are doing anything to the outside of your house or property to see if you need a permit.
-Boats on Holiday must be anchored behind a buoy. They cannot be anchored in the middle of Holiday.
-Clubhouse Rules Refresher:

1. Treat staff with respect.
2. Outside alcohol is not allowed in restaurant or on top deck – this is Alcohol and Tobacco Commission/Excise Law – if we do not follow this, we could lose our liquor license.
3. Bring your membership and/or driver's license.

Only members are allowed to purchase alcohol.
- Replacing appliances? Check with office to see if clubhouse could use your old ones. Clubhouse is currently in need of an electric stove.