



# Seven Bar North HOA

Annual Update 2020

# Agenda

- ▶ Welcome
- ▶ HOA Overview
- ▶ Subcommittee Updates
  - ▶ ACC - Stephen Arguelles
  - ▶ Communication - Nena Perkin
  - ▶ Compliance - Scott Campin
  - ▶ Finance - Scott Templeton
  - ▶ Landscape - John Currier
- ▶ Seven Bar Vote Initiatives
  - ✓ Reapprove Board Member Terms (Scott Templeton)
  - ✓ Approval of 2021 HOA Annual Budget
- ▶ Q & A

# Welcome & Introductions

## ▶ HOA Board

- ▶ Stephen Arguelles (ACC Chair)
- ▶ DD Lane (ACC Subcommittee)
- ▶ Scott Templeton (Finance)

## ▶ Executive Committee

- ▶ John Currier (Landscape Subcommittee Chair)
- ▶ Scott C (Compliance Subcommittee Chair)
- ▶ Nena Perkin (Communication Subcommittee Chair)
- ▶ also includes HOA Board Members

# 2020 HOA Key Items

- HOA will finish 2020 with over 75% Safety Level of Funds – **No Annual Dues Increase**
- Completed 2 Trail Refurbishments in 2020
  - Farola to Seven Bar & Seven Bar to Sierrita
- Changed Landscaping Contract to 3 week & 5 week cycles to save funds
- Updated Website (<https://7barnorthhoa.com/>) to include a Homeowners Only Section for Resident only information
  
- Bad News – City Approved Wintergreen Apartments on Golf Course Blvd
  - Our understanding is that the DRB decision is currently under appeal
  - Please search our website for 'Wintergreen Apartments' for detailed information

# Volunteers Needed

- ▶ The HOA is looking for volunteers in the following areas:
  - ▶ ACC
  - ▶ Communications
  - ▶ Compliance
  - ▶ Finance
  - ▶ Landscaping
- ▶ If interested, please sign up on the **Volunteer Opportunities** page

# ACC Update – Stephen Arguelles

- ▶ ACC Team members:
  - ▶ DD Lane
  - ▶ John Currier
  - ▶ Jim Sanchez
  - ▶ Stephen Perkin
- ▶ Homeowners who fill out the ACC Application
- ▶ What needs an application- Any change to the exterior appearance of the home: Gutters, Stucco, Paint, Driveway Changes, Installing Windows, Adding to Block Wall, Adding a Shed
- ▶ Application Available from Corder & Co & the website ([www.7barnorthhoa.com](http://www.7barnorthhoa.com))

Thank You!!

Average Decision time is about 2 days!

# Recent Submissions

Approval or Denial is Quick

Property Address	Job Description	Date submitted	Decision
4205 Stowe	re-stucco house	10/19/2020	10/20/2020
4016 Stowe	raise wall	10/19/2020	10/20/2020
11004 Sandreed	Solar Paneling	10/17/2020	10/20/2020
4327 Dry Creek	raise wall on back	10/15/2020	10/16/2020
4019 Willowbrook	re-stucco house	10/15/2020	10/19/2020
10912 Bromley	replace garage door w window on top	10/13/2020	10/15/2020
11108 Snowbird	new stucco & window	10/13/2020	10/15/2020
10928 Carreta	Stucco patch & paint	10/13/2020	10/15/2020
4109 Stowe	Courtyard/new stucco same color stucco	10/11/2020	10/20/2020
11009 Cascada Azul	storage shed	10/8/2020	not approved
4028 Palmilla	raise wall by street	9/30/2020	10/7/2020
4116 Pasaje	pergola	9/27/2020	9/28/2020
10901 Pasquale	raising the wall	9/27/2020	City Approval Needed
4212 Skyview	home repairs	9/22/2020	9/24/2020
4405 Boton de Oro	pavers	9/22/2020	9/24/2020
4015 Pasaje	new windows	9/22/2020	9/24/2020
3909 Rayado	solar paneling	9/21/2020	9/23/2020
4200 Stowe	front yard courtyard	9/17/2020	9/21/2020
4011 Willowbrook	raise side wall	9/14/2020	9/17/2020
10819 Vega Vista	raising walls	9/10/2020	9/14/2020
10809 Sandcreek	new windows	9/9/2020	9/11/2020
11012 Alta Dr	solar roofing	8/17/2020	8/17/2020
4101 Montera Pl	new windows	8/6/2020	8/10/2020
3619 Trailing Pl	solar installation	8/3/2020	8/4/2020
4208 Stowe Rd	post library box	8/3/2020	8/4/2020
10901 Pasquale	add courtyard to front	7/29/2020	8/3/2020
12015 Sullivan Ct	add rain gutters	7/28/2020	7/28/2020
4002 Killington	woodwork repair	7/27/2020	7/27/2020
10908 Telluride	landscaping work	7/23/2020	7/24/2020
4209 Skyview Crest	solar installation	7/13/2020	7/14/2020
3901 Pineleaf	raise back wall	7/8/2020	7/9/2020
4309 Boton De Oro	Re-stuccoing	7/2/2020	7/6/2020

# Communication – Nena Perkin

- ▶ Team Members:
  - ▶ Nena Perkin, Seven Bar North Estates
  - ▶ Candyce Jacobs, Estrella del Norte
  - ▶ Joan Gillis, Catamount

Recruiting for someone with WordPress.Org skills!

# Communication Team Activities 2019-2020

- Newsletters: Spring, Summer, July, Fall 2020
- Maintained exclusive Seven Bar HOA website:  
<https://7barnorthhoa.com/>
- Rolled out and maintained homeowner secure site on HOA website:  
<https://7barnorthhoa.com/login/>
- Created a Facebook page for HOA
- Conducted homeowner survey regarding safety in the HOA
- Recruited two new Neighborhood Watch Block Captains for a total of 3 block captains
- Held Neighborhood Watch informational meetings with APD



# 7 Bar North Safety Survey

Neighborhood Watch  
Block Captains Needed

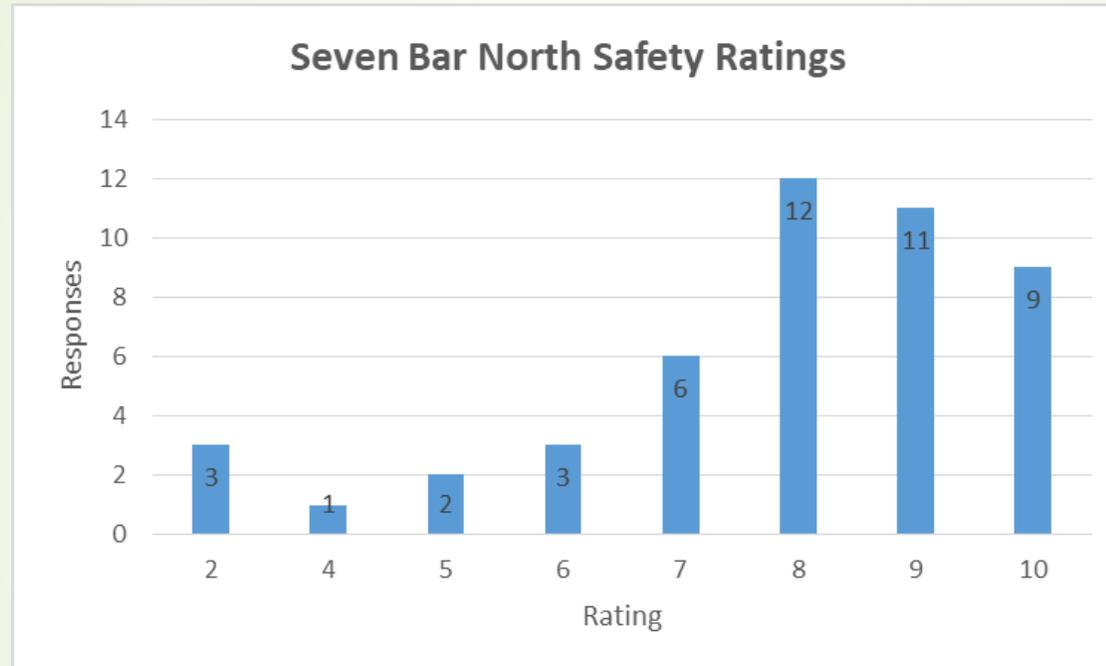


# Safety Survey Results

- ▶ Summary:
  - ▶ 47 Respondents out of 648 Residents (7%)
  - ▶ 32 of 47 respondents rated Seven Bar North as **8 or higher** on a scale of 1 – 10.
  - ▶ Demographics:
    - ▶ Majority of respondents in Seven Bar North over 10 years residency (47%)
    - ▶ All neighborhoods within Seven Bar North represented
    - ▶ Highest number of responses from Seven Bar North Estates and Estrella del Norte at 23% each
- ▶ Two Block Captain Volunteers identified from the survey - Thank You!
  - ▶ Miranda Mann, Casitas del Norte
  - ▶ Bryan Spurlock, Casas del Norte

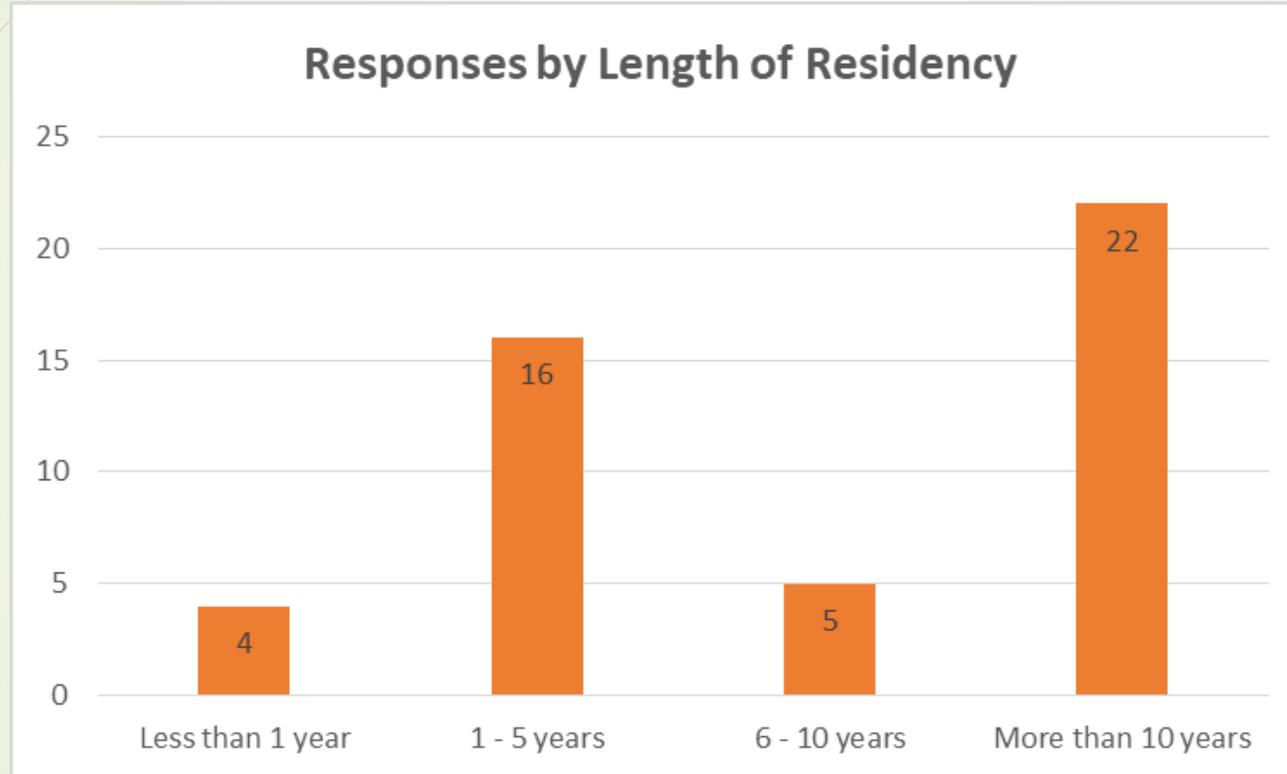
# How Safe is Seven Bar North?

Scale of 1-10, with 10 being safest.



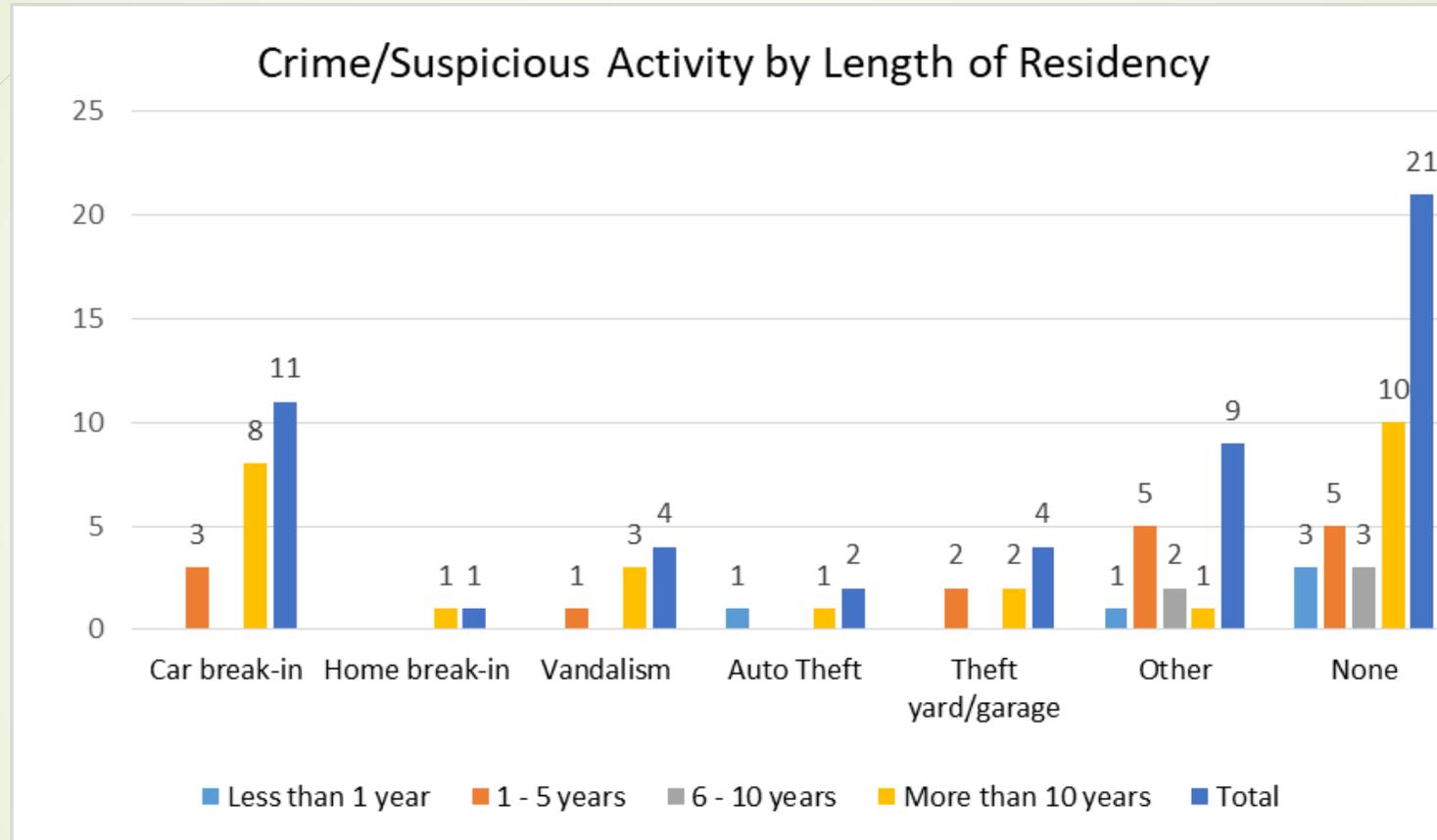
- We have lived in Seven Bar for over 15 years and not had a problem.
- It has been a very low crime area!
- The cedar block walls that's are along Westside Blvd should be raised for the protection of those who live along that street. Anyone can just jump over and break in (They need to be raised so we don't have to worry about someone jumping over.
- We personally have not experienced crime however I know some of our neighbors have.

# Responses by Length of Residency



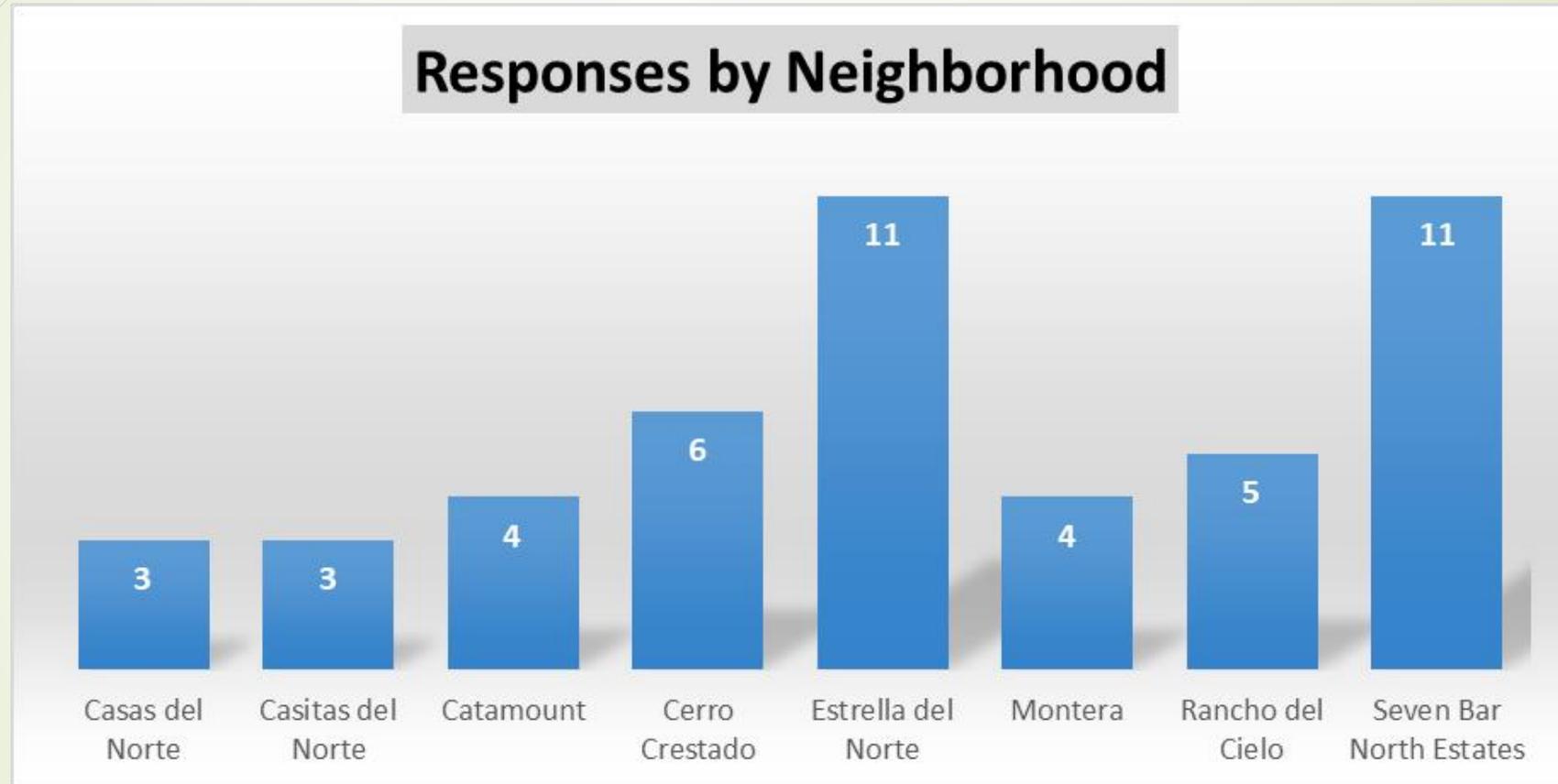
- No problems in the 23 years I've lived here.
- We have not seen anything suspicious but are concerned that others are. We are new to the neighborhood & we have three children so we are looking for a safe environment for them.

# Reporting by Length of Residency

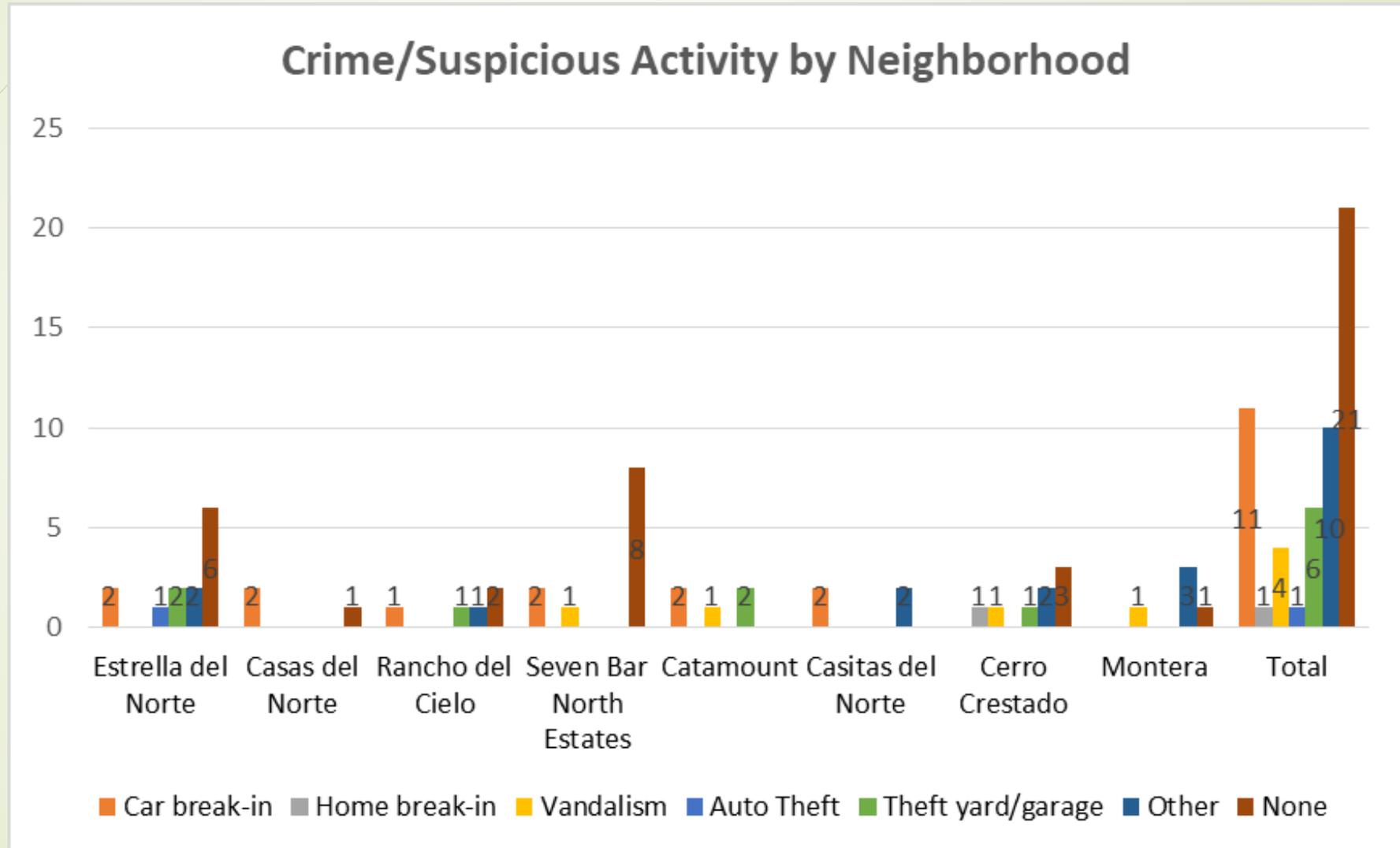


- Several neighbors near me have been broke into over the past few years.
- This happened more than 6 years ago. We had left the car doors open in our driveway. Theft was minor: CDs mainly. We thought it was a juvenile prankster. We locked our car doors always and nothing else has occurred since then.
- We have had cars broken into twice over the last 5 years.

# Responses by Neighborhood



# Reporting by Neighborhood



# Additional Comments

## 1. **Montera**

- I have a corner lot, have found broken eggs on couple windows but this is very sporadic and has not happened in a long time. One of my neighbors has had small things (loose change) taken out of unlocked vehicles parked in his driveway... According to RING data there are people roaming these neighborhoods in early morning hrs... My biggest complaint is trash!! Residents walking dogs and people who cut through 7-Bar and throw stuff out the windows and/or have unsecured loads.
- Neighbors having fights outside in their front yards... Last week, he and several other individuals are yelling, threatening, driving off dangerously...
- The only complaint or questionable activity I have seen is that young adults park on Vega Vista Dr. and Sky View Crest walk over to the arroyo. Have found miniature alcohol bottles on the curb.

## 2. **Casitas del Norte**

- I have seen suspicious people sitting in their cars in around the neighborhood. In 2010 our out of town family car door was unlocked in our driveway and they took personal items.
- My truck was broken into while in my drive way. They stole my backpack, laptop, iPad, and a few other things
- 
- Assault & battery at neighbors, involving gunshots or fireworks

# Additional Comments (cont.)

## 3. Cerro Crestado

- Someone in my back yard

## 4. Catamount

- A recent shooting on my street after a party on Saddleback rd
- Gun shots at neighbors house party. High traffic at neighbors house. Suspected drug dealers.

## 5. Rancho del Cielo:

- Illegal dog breeding; violence against animals... also same house violence against animals, beating dogs

## 6. Estrella del Norte

- Attempted car theft but more than 10 years ago. No problems since. May have even been a prank as car was found in the neighborhood two streets away.
- In 2010 our out of town family car door was unlocked in our driveway and they took personal items.
- Gun shots, homeless people walking through the neighborhood
- A thief tried to open the door of my neighbor car. A neighbor posted a video on Ring displaying an individual trying to open the door on his truck.



## Thank you Survey Respondents!

Interested in volunteering as a Neighborhood Watch Block Captain? Please email [blockcaptain7barnorth@gmail.com](mailto:blockcaptain7barnorth@gmail.com)



# Compliance Team

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## Members:

- Scott Campin (lead), Phil Stanton, and our partners at Corder and Company

## Monthly team rhythm

- Corder and Company monitors the Association monthly.
- Non-compliances are logged into SmartWebs HOA Management Software
- Violation letters containing a photo of the violation are sent to the homeowner
  - Note: Corder and Company and the compliance team only take photos from the street and/or sidewalk.
- **All 2<sup>nd</sup> and 3<sup>rd</sup> non-compliances are reviewed by the Compliance Team members.**

## Violation Timeline

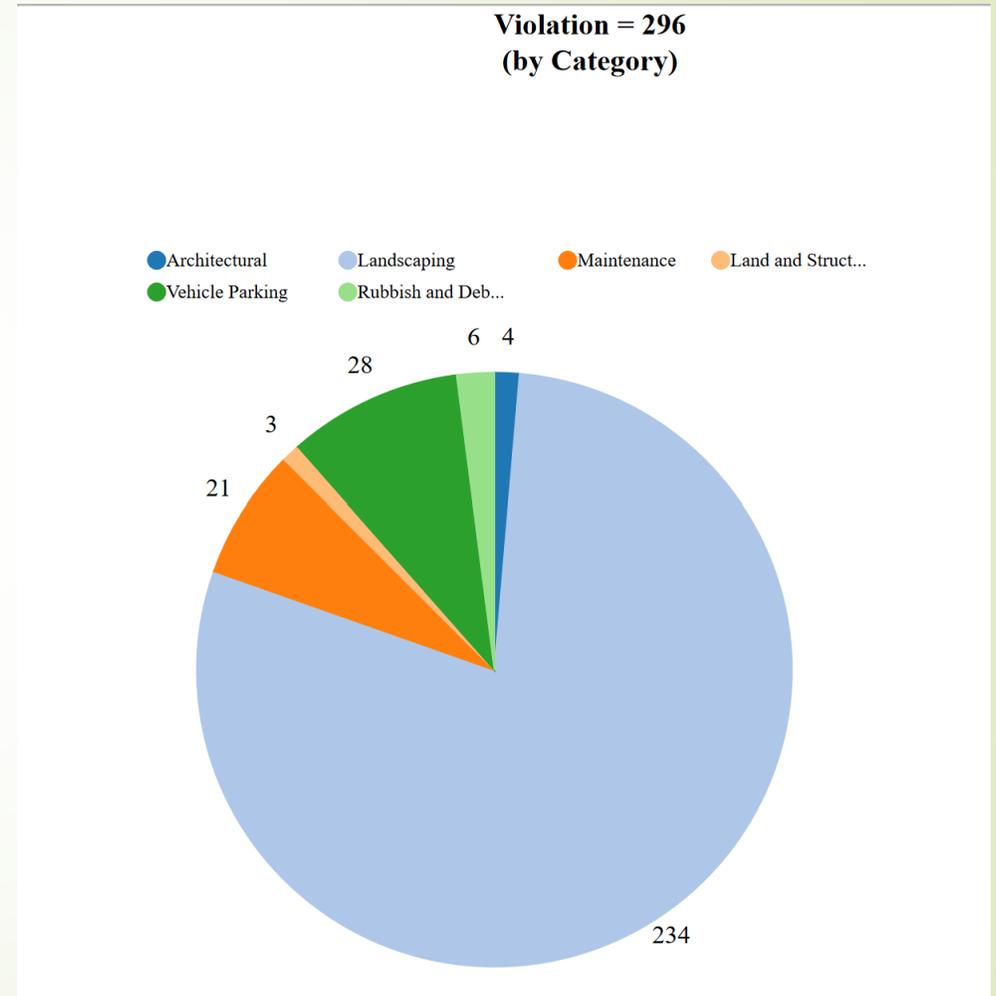
- 1<sup>st</sup> Violation: Letter #1 sent. Viewed as a “friendly” reminder.
  - 21 Days to correct issue
- 2<sup>nd</sup> Violation: Letter #2 will be sent out
  - 14 Days to correct issue. \$25 fee
- 3<sup>rd</sup> Violation: Letter #3 will be sent out
  - 14 Days to correct issue. \$50 fee
- Continued violations after 7 weeks will be referred to the Board

## Issues Monitored:

- Weeds, trash, landscape issues, unapproved RV storage, commercial vehicles, unapproved ACC projects as well as other non-compliances addressed in the Covenants.

# Compliance

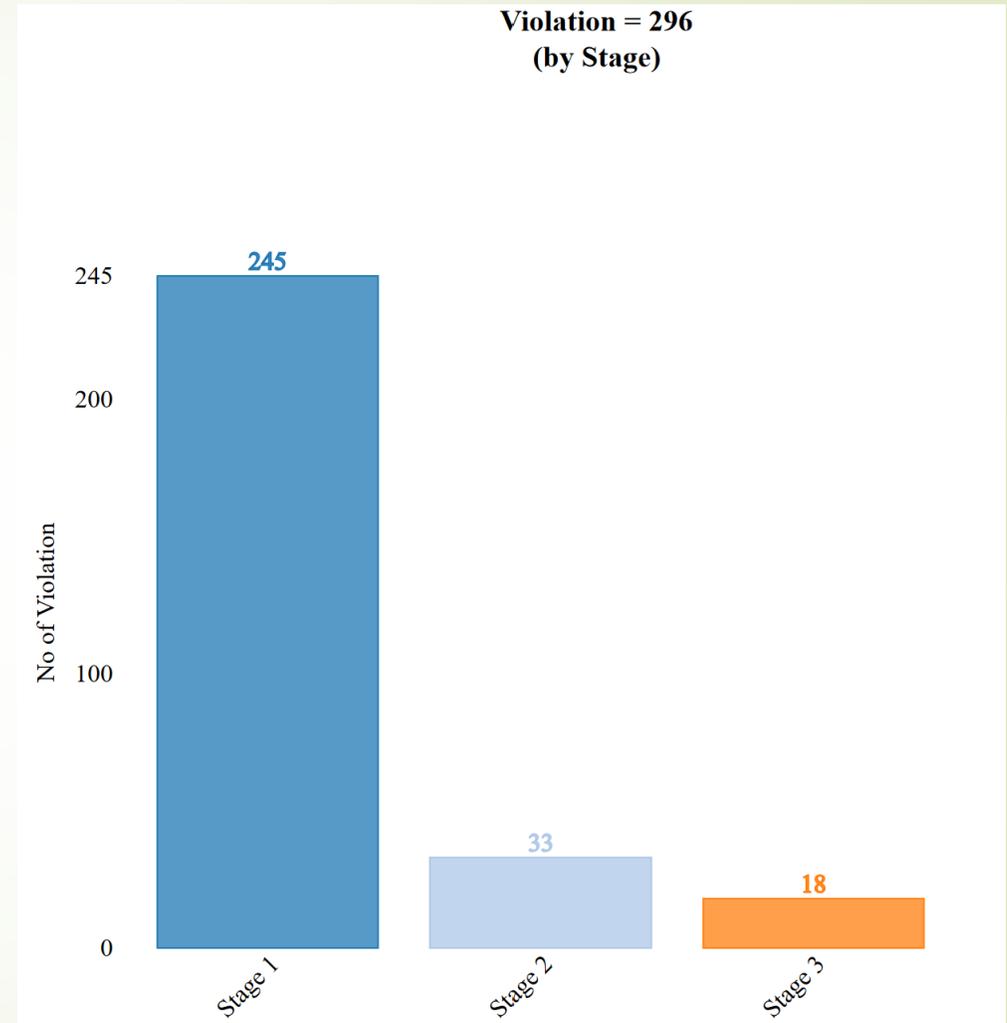
- ▶ 2020 Violations
  - ▶ 80% of violations are weeds/landscaping



# Compliance

## ▸ Violations by Stage

- \$1725 total in fines
- 87% of Stage1 violations get resolved before Stage 2 and a fine

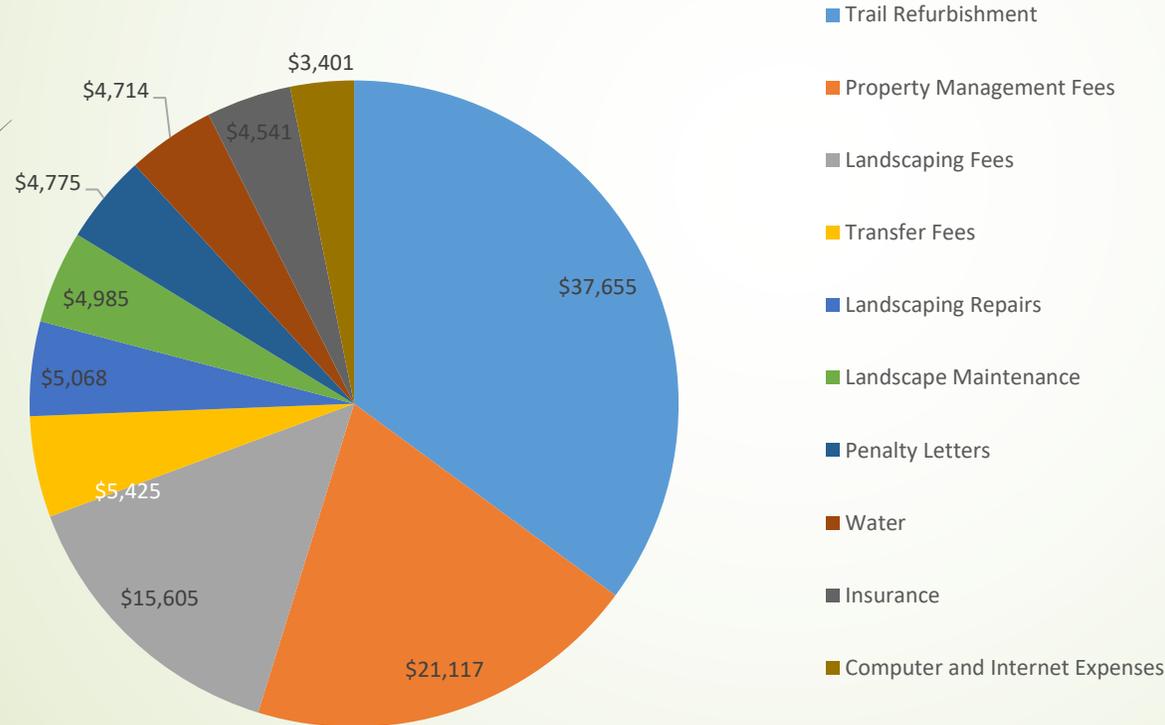


# Finance Update

- Overall Status
  - Cash Reserves – expect to end year at 125% of Annual Expenses (Target is 60-75%)
    - Projected to end year with \$175K in Reserve
  - Expenses coming in under 2020 Budget
    - \$156k Spending vs. \$163k projection
  - Delinquent Accounts:
    - 14 Residents – Cumulative \$30k in arrears (Liens in place)
  - 2021 Budget is Balanced and includes Final Trail Refurbishment (Sierrita to 528)
  - **No 2021 Annual Dues increase (remain at \$200)**

# Finance Update

Top Ten HOA Expenses (through 9/30/2020)



Row Labels	Sum of Sum of Actual
Trail Refurbishment	\$37,655
Property Management Fees	\$21,117
Landscaping Fees	\$15,605
Transfer Fees	\$5,425
Landscaping Repairs	\$5,068
Landscape Maintenance	\$4,985
Penalty Letters	\$4,775
Water	\$4,714
Insurance	\$4,541
Computer and Internet Expenses	\$3,401

# Finance Update – 2021 Income Budget

<b>SevenBar North HOA</b>			
2020 Budget approved 12/6/2019			
<b>Account</b>	<b>2021 Budget</b>	<b>2020 Budget</b>	<b>Comments</b>
<b>Income</b>			
<b>Association Dues</b>	<b>\$129,600</b>	<b>\$129,600</b>	<b>\$200 Dues*648 Residents</b>
Late Fee Income	\$1,800	\$1,800	
Penalty Letter Fines			
<b>Administration</b>			
Intent to File Lien	\$1,000	\$900	Matches with Expense
Legal Fess - Reimbursement			
Litigation Payoff			
NSF Fee Income			
Transfer Fee	\$9,000	\$9,000	Matches with Expense
<b>Total Admin Income</b>	<b>\$10,000</b>	<b>\$9,900</b>	
<b>Total for Income</b>	<b>\$141,400</b>	<b>\$141,300</b>	

# Finance – 2021 Expense Budget

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	2021 Budget	2020 Budget	Comments
<b>Expenses</b>			
<b>Accounting</b>	\$5,500	\$5,500	Full Audit
<b>Administration</b>			
Business Fees	\$200	\$200	\$185 in 2019
Donations	\$1,000	\$1,000	APD
Gifts/Recognition	\$1,000	\$1,500	Gifts/Recognition
<b>Total For Administration</b>	<b>\$2,200</b>	<b>\$2,700</b>	
<b>Attorney and Legal Fees</b>			
Collections	\$5,000	\$10,000	\$1000 in 2020
Lawsuit Legal	\$2,500	\$5,000	Process to collect Top 5
<b>Total for Attorney and Legal Fees</b>	<b>\$7,500</b>	<b>\$15,000</b>	
<b>Bad Debt Writeoff</b>	<b>\$2,500</b>		\$2590 in 2020
<b>Communication</b>			
Computer and Internet Expenses	\$2,500	\$1,000	\$350 - Site Hosting
Newsletter	\$0	\$3,000	Moved to Website in 2020
<b>Total for Communication</b>	<b>\$2,500</b>	<b>\$4,000</b>	
<b>Insurance</b>	<b>\$5,000</b>	<b>\$5,000</b>	
Trail Refurbishment	\$16,500	\$30,000	Sierrita - 528
Landscaping Maintenance	\$1,500	\$1,500	Dog-i-pots bags, pruning supplies, etc.
<b>Total for Landscaping Costs</b>	<b>\$68,600</b>	<b>\$82,100</b>	
<b>Property Management Fees</b>			
Liens	\$1,000	\$1,800	Matches Income
Mailing Fees	\$500	\$2,000	\$133 in 2020
Penalty Letters	\$5,000	\$3,500	\$5000 in 2020
Printing and Reproduction	\$2,000	\$2,000	Annual Dues & Meeting
Property Management Fees	\$26,000	\$26,000	
Transfer Fees	\$9,000	\$9,000	Matches Income
<b>Total for Property Management Fees</b>	<b>\$43,500</b>	<b>\$44,300</b>	
<b>Utilities</b>			
Water	\$5,000	\$5,000	\$6000 in 2020, \$4400 in 2019, \$4700 2018
<b>Total for Utilities</b>	<b>\$5,000</b>	<b>\$5,000</b>	
<b>Total for Expenses</b>	<b>\$139,800</b>	<b>\$163,600</b>	
<b>Net Operating Income</b>	<b>\$1,600</b>	<b>(\$22,300)</b>	2019 - Trail Refurbishment from Reserves
<b>Net Income</b>	<b>\$1,600</b>	<b>(\$22,300)</b>	2019 - Trail Refurbishment from Reserves

# Landscape

- ▶ Landscape Team Members
  - ▶ John Currier
  - ▶ Joan Gillis
  - ▶ Dubra Karnes-Padilla
  - ▶ Joe Fink

Thank You!!!!!!

# Landscaping

- A New Landscape Maintenance contract was put out for bid in Feb 2019
  - Previous contracts had the maintenance being done on a five-week rotation.
    - Five weeks proved to be too long a time between treatments.
    - Weeds were large and plentiful and shrubs grew out over the sidewalks.
- The new contract calls for a three-week rotation during the growing season [March through October] and a five-week rotation during the non-growing season [November to February].
  - Based upon this summer's results, three weeks provides ample time for the crew to address the weeds and shrubs and keep the HOA looking good.
  - With the weeds and shrubs not growing during the winter, the crew should be able to maintain the property on the five-week schedule with less cost to the HOA.

# Landscaping

## ► New Landscaping Schedule

- Growing season - March through October: Property will be treated on a three-week cycle.
  - Week 1 Both sides of Seven Bar
  - Week 2 Both sides of Sierrita
  - Week 3 Westside Blvd and all the trails
- Non-growing season - November through February: Property will be treated on a five-week cycle as has been done in the past.
  - Week 1 West side of Seven Bar
  - Week 2 East side of Seven Bar
  - Week 3 West side of Sierrita
  - Week 4 East Side of Sierrita
  - Week 5 Westside Blvd

# Landscaping

- ▶ **The HOA has awarded contracts to complete the re-conditioning of the walking trails.**
  - ✓ Phase 1 Black Arroyo to Farola, was completed in 2019.
  - ✓ Phase 2 Seven Bar to Sierrita, was completed earlier this year.
  - Phase 3 Farola to Seven Bar, will be reconstructed by Green Summit this fall.
  - Phase 4 Sierrita to the end of the trail at state route 528, will be reconstructed by Yellowstone early next year.
  
- **FYI:** The original bushes and shrubs planted by the developer are over 25-years old and are being replaced as they become unsightly or die. More flowering plants are being used so that there is color throughout the growing season: Rose of Sharon, blue mist spiraea, roses, cherry sage, and potentilla.

# Landscaping

- ▶ **Heads up for Residents** – When work on Westside Blvd begins, all the trees and shrubs will be removed along with the irrigation system. The city does not plan to replace any of these trees and shrubs along our common wall, but will plant some vegetation in the center median. They have stated that the HOA will be consulted on what will be planted.
- ▶ The HOA will need to repaint the wall when the vegetation, particularly the ivy, is removed and the entire wall is exposed. The paint behind the existing vegetation will not match the more recently painted sections of wall and to get it uniform it will all need to be painted.

# Seven Bar North Vote Initiatives

- Approve Scott Templeton (Board Member since 2019) to HOA Board for 2 year term
- Approval of 2021 HOA Annual Budget
- Please vote on form provided following this presentation. One vote per household.

# Q&A

- ▶ Please submit your questions/feedback as Comments (Leave Reply) to this post.
  - ▶ The HOA Executive Council will monitor and respond

# Backup Material

# Landscape – John Currier

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