



**the bluffs**  
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at fox hill



The Bluffs at Baiting Hollow Condo 1

Spring 2021 Welcome Back Meeting

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**June 12, 2021**

# Board Agenda

- Board Greetings
- Property Update
- Financial Report
- Additional Updates

# Bluffs Board Members

- Janna Valencia (President)
- Julie-Ann Signorille-Browne (Vice President)
- David Scherman (Treasurer)
- Sally Macken (Secretary)
- Bill Muenkel (Director)
- Joe Cuozzo (Director)
- Marshall Turner (Director)
- Pat Castellani (Director)
- Pat Intrieri (Director)



# Bluffs Landscaping

- **Landscaping**

- Weekly and bi-weekly maintenance is performed throughout summer as per the contract schedule with Board oversight
- Weeding frequency increased for 2021 season
- Additional trimming and plantings as directed by Board as budget allows
- Protected Bluffs – 1<sup>st</sup> trimming complete

- **Pea Stones**

- Have been refreshed throughout the property
- Reviewing areas where the pea stones shift for other potential options

- **Additional Landscaping**

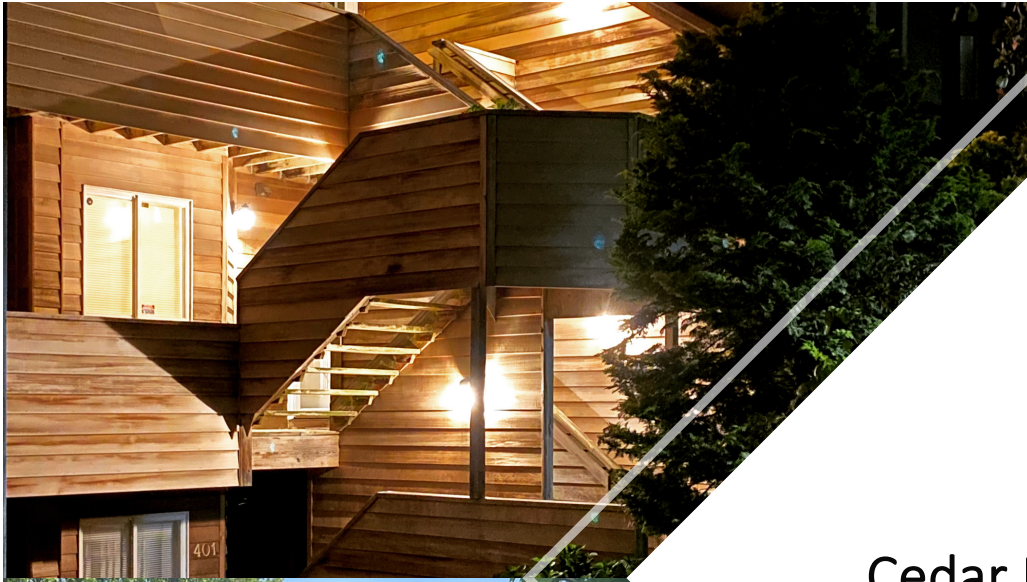
- Area around upper gate has been refreshed with mulch
- New plantings planned around buildings 1&2 to enhance the existing area
- New fence added near the end of building 1





# Building Maintenance

- Decks, stairs, cedar repairs, and roofs to be ongoing focus on a rolling schedule as buildings continue to age
  - Original nails on decks reaching end of life – report any issue of loose banisters/boards to management
  - Upper decks have more exposure to the elements – will start to address
  - Persistent leaks to be reviewed for any failing areas due to age/weather
  - South facing deck railings continue to be replaced as needed
  - Railroad ties repaired/replaced on lower unit patios as needed
- Fire Doors – remaining replacements in progress on buildings 1-3. Painting to occur over the summer of all fire doors
- Chimney cleaning planned for 2021
- Decks are common space maintained by the association. Please take care with plants so that they do not leak water onto your deck or the decks below. Pets should also not be left on decks unattended.
- Utility closets – please work with the 6 units in your stack to share the space and do not block the utilities
- Cedar wash and replace project completed end of 2020. Cedar will continue to grey out and blend over time



Cedar Photos



# Property Maintenance

- Beach Stairs are currently in good condition. Sand is lower at the beach – this shifts from time to time
- Garbage area gates and fencing to be painted
  - Additional dumpster at building 6
- New aluminum house trap covers near units - in process over time as budget allows
- Please remember to curb your dogs and avoid using the grassy areas near units

# Financial Reports

- **2020 Financial Report – In Progress**
  - Will be emailed to the community and posted to the Bluffs website when complete
  - Available in hard copy by request
  - Prepared by Michael Berger & Company
- **2021 Financials through the end May**
  - Total bank balances of \$410,074
  - Includes our Reserve Fund – became fully funded at the end of 2018, funds borrowed for early cedar project completion (repaying via assessment funds) and annual insurance (paid in lump sum for discount and repaid throughout year)
  - Our Bluffs expenditures are in line and the 2021 budget to date is in line with the expectations
  - 1 unit for sale, 1 unit in contract, and 4 long-term rentals
- **2022 Budget to be Worked on by Board**
  - Monthly dues have been kept flat since 2018 through 2021 while siding assessment has been in place
  - Siding assessment continues through end of 2021
  - Increase in monthly dues likely for 2022 due to cost of living/inflation and funding for ongoing capital improvements on the buildings



## RESERVE STUDY



- Board engaged the services of Tauscher & Co. to perform a new reserve study for The Bluffs
- Our community's last reserve study was performed in 2014 by Tauscher & Co. (Recommended every 5-6 years)
- Two parts to a reserve study:
  - Physical Analysis
    - Inventory of all association components, evaluates its condition
  - Financial Analysis
    - Evaluates our reserve fund
    - Makes recommendations on how much money is needed to handle emergency maintenance issues
    - Evaluates costs for needed to repair or replace components examined in the physical analysis
- A good reserve study will help us prepare and plot a course of action for any routine upkeep that is on the horizon and ensure we aren't caught off guard with unexpected financial expenses for our community
- Board will review the results of the Reserve Study with the Community at the Fall Annual Meeting

# Joint HOA Board

## **The Bluffs (4 Reps)**

- Janna Valencia (President)
- David Scherman (Vice President)
- Mark Shustak (Treasurer)
- Pat Intrieri

## **The Knolls (3 Reps)**

- Cindy Bastien (Secretary)
- Regina Munster
- Jack Addesso

## **The Golf Villas (2 Reps)**

- Janet Ottaiano
- Stephen Swanson



# Joint HOA Updates

- Annual Welcome Back Meeting to be held virtually June 19
- Joint HOA Board has made many 2021 pool enhancements:
  - New pool fence
  - Refurbished bocce court and lawn games
  - Two new solar heated outdoor showers
  - New sound system speakers
  - Four new sectional lounge seating areas
  - Improved WiFi with complete pool deck coverage
- Other 2021 amenity enhancements:
  - Security cameras and license plate readers installed at guard booth
  - Additional pickleball courts to be installed
  - Trimming of overgrowth throughout the property and new plantings in the entrance
  - Mats on the pool path until a more permanent solution can be implemented
- Road to be redone shortly in conjunction with the Vistas project
- Dedication of surrounding land from Benjamin Co. under review
- 2010 Bylaw Amendment has been recorded
- Existing agreement in place with the Baiting Hollow Club (Golf Course) – payments to the community are now current through 2020
- Contact **Choice Management**, the HOA Management Company, for any questions or concerns regarding the Joint HOA and shared amenities



# 2021 Bluffs Meetings & Events

- Welcome Back Meeting – virtual forum 2021
- Join us today at the Four Corners for mimosas, coffee, and light pastries
- Annual Pizza Truck Event scheduled for Sunday, July 18 – pizza, beverages, and live music
- Annual meeting held late fall – planning for in person with potential virtual hybrid model
- Annual Tree and Menorah Lighting event will be planned for the holidays





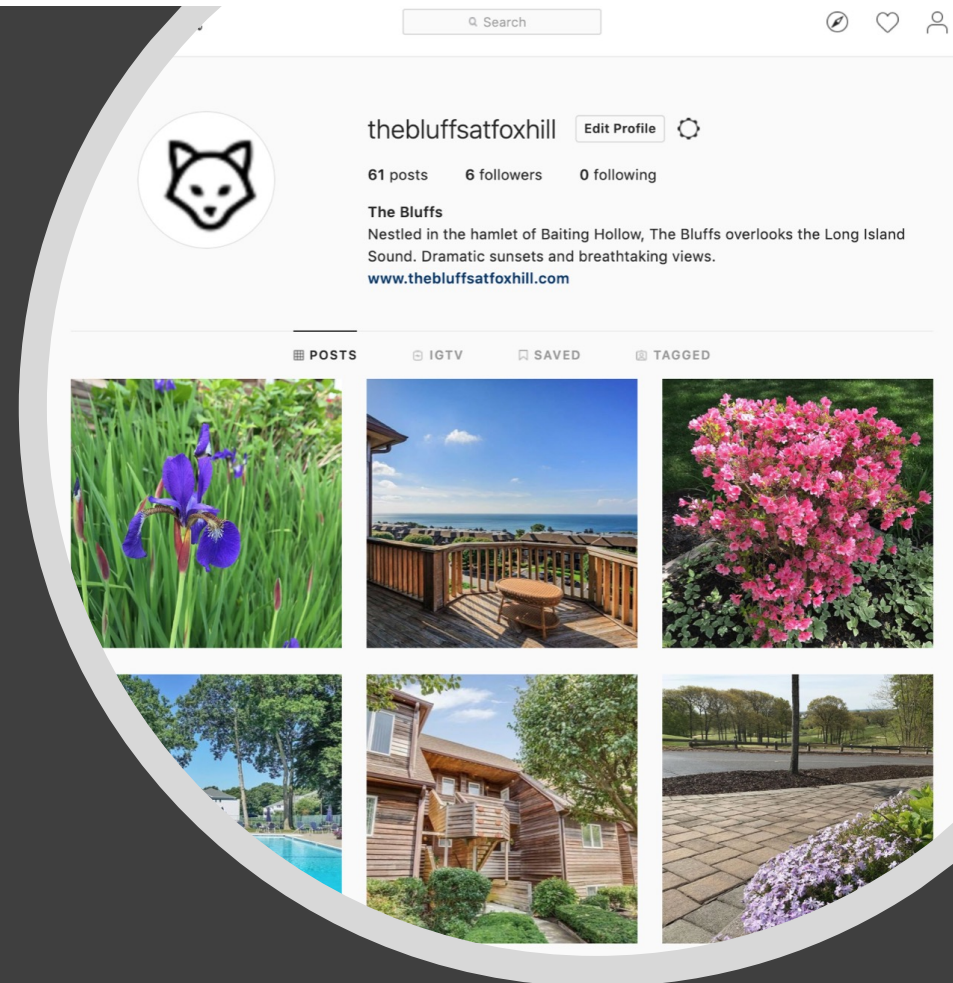
## Health & Safety

- Covid-19 - Bluffs continues to monitor and follow all state and local mandates
  - Unvaccinated people should use masks when distancing isn't possible, such as on the beach steps
- Increased number of people are utilizing the roads for recreation and exercise so please take extra caution when driving through the community
- Be careful of ticks throughout the season. Avoid untrimmed grassy areas. Check pets for ticks after walks.

# Reminder: Visit our Bluffs Website

Website: [www.thebluffsatfoxhill.com](http://www.thebluffsatfoxhill.com)

- Board posts meeting minutes, information regarding capital improvement projects, and financial reports
- Includes current board members, term lengths, and photos
- 2020 Refresh of House Rules posted on website
- Link to Instagram page for Bluffs and surrounding areas scenery photos
- Bluffs promotional video is available on the home page of the Bluffs website
- Management Company contact information



# Q & A



# Have a safe and fun summer!

Thank you for your participation