



Happy  
Thanksgiving!

# ReView

Golf Course View Cluster Association

November 2009

## Proposed Cluster Budget for 2010

Budget Item	Proposed 2010	Difference from 2009	Notes:
<b>Annual Assessment<sup>1</sup></b>	<b>\$1,120</b>	<b>\$0</b>	<sup>1</sup> Total assessment if paid in quarterly installments. A 10% discount applies if paid in full by February 1, 2010.
<b>Estimated Income</b>			<sup>2</sup> Based on the assumption that 80% of homeowners will pay the full amount up front and enjoy the 10% discount, while 20% will choose to pay in installments.
Assessments <sup>2</sup>	\$108,192	\$560	
Late Fees	\$400	\$100	
Interest on Checking Account	\$50	-\$50	
<b>Estimated Total</b>	<b>\$108,642</b>	<b>\$650</b>	
<b>Budgeted Expenses</b>			<sup>3</sup> Includes expenses for postage, state registration fees, supplies, costs of web hosting, etc.
Administration <sup>3</sup>	\$1,000	\$0	
Audit	\$2,100	\$100	
Drainage	\$5,000	\$1,800	
Grounds Maintenance	\$23,675	\$0	
Landscape/Trees	\$16,000	\$0	
Snow Removal <sup>4</sup>	\$4,000	\$2,000	<sup>4</sup> Increase based on predictions for a snowier winter than in the past few years. No change in level of service.
Financial Management	\$3,600	\$300	
Insurance	\$1,200	\$0	
Legal Services	\$500	\$0	
Street Lights	\$2,535	\$0	<sup>5</sup> As of October 31, 2009, we had \$75,176 in our reserves for capital investment account.
Trash Collection	\$18,800	\$300	
Playground Maintenance	\$0	-\$1,000	
Curb Painting	\$0	\$0	
<b>Subtotal Operating Expenses</b>	<b>\$78,410</b>	<b>\$3,500</b>	
<b>Contribution to Reserves<sup>5</sup></b>	<b>\$30,000</b>	<b>-\$2,500</b>	
<b>Total Estimated Expenses</b>	<b>\$108,410</b>	<b>\$1,000</b>	
Contingency Operating Reserves	\$232	-\$390	

### Officers

**President**  
Sandy Dresser

**Vice President**  
Bob Williamson

**Secretary**  
Andres Quesada

**Treasurer**  
Lenor Hersey

### Directors

Lori Allred

Greg Bauer

Gina Lundy

### Committee Chairpersons

**Architecture**  
Sandy Dresser

**Capital Improvements**  
Bob Williamson

**Communication**  
Sandy Dresser

**Drainage**  
Bob Williamson

**Finance**  
Lenor Hersey

**Landscape & Trees**  
Patty Williamson

**Playgrounds**  
Lori Allred

### Financial Management Disclosure Packets

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The 2010 budget proposed by the GCVCA board at its November meeting shows an increase in both income and expenses. The increased income reflects the fact that a smaller percentage of homeowners is expected to take the 10% discount, as happened this year. The increase in expenses is due primarily to an increase in the cost of planned drainage work and an increase in the rate for trash collection.

There will be no increase in your assessment. If you choose to pay your 2010 assessment on a quarterly basis, you will pay \$280 per quarter. If you take advantage of the 10% discount available when you pay in full by February 1, your assessment will be \$1,008 next year.

We established the reserves fund in 2000 to ensure that we have enough money on hand to pay for necessary repairs to our cluster's road, parking lots, sidewalks and playgrounds without having to resort to special assessments. The road work we did this year cost about \$16,000. As of October 31, 2009 we had \$75,196 in reserves. No capital improvements are planned for 2010. \$30,000 will be added to reserves.

If you have questions about the proposed budget, contact any board member.

## Security Alert

Vandals have been spotted in our parking lots a couple of nights this week. They appeared to be looking for unlocked cars to rifle. The police were called and responded quickly, but without catching anyone.

For your own security, be sure your cars, doors and ground level windows are securely locked at night and keep your porch lights on from dusk until dawn.

If you see or hear anything suspicious, call 911 immediately. You won't be required to meet with the police, and your call will keep us on their "radar screen."

### Next Board Meeting

The December board meeting is scheduled for Tuesday, Dec. 8 at 7:30 pm at 2080.

**Interested residents are invited to attend.**