

Skyline Lakes Property-holders Association

www.skylinelakes.org

Greetings to all of you!

As we approach this year's holiday season, I again want to wish each of you a blessed and wonderful time with family and friends. As you know, winter time at Skyline Lakes has a special attraction for those who love the stark beauty of snow covered mountains and spectacular vistas. Please consider a mid-winter visit for day hiking and photography if you have a four wheel drive vehicle. If not, please be safe and avoid Skyline Lake's mountainous roads.

I want to report to you on several recent developments, some of which were highlighted at the 21 September 2013 Annual Meeting. First, Board composition changed slightly when the general membership elected Beth Cayer to fill Jane Harrington's seat. Jane reluctantly had decided to leave the Board after several years of excellent work as Association Secretary but has agreed to continue to produce the SLPA Newsletter. Thank you, Jane! Next, all road and house signage in the development has been completed. That means every residence has a 911 first responder-accepted house number and every road has a sign to guide emergency personnel. Finally, the Membership overwhelmingly approved the ballot question on the construction of a purpose-built equipment shed to store Association property. The vote was nearly 3:1 in favor. Based on this strong endorsement, the Board formed a Building Committee to bring forth plans by late winter. The new committee consists of Maintenance and Improvements Committee Chairman Andy Kent and Board member Evans Painter. While financing a shed will be a challenge, we have taken an important and positive first step. I will keep you informed of progress on this exciting project.

The Board held its annual organizational and budget meeting on 27 October when it accepted the Treasurer's FY2013 financial report and approved the 2014 budget—details of which are contained in this newsletter. Several new Board officers were elected including Regina Austin as Vice-President and Beth Cayer as Secretary. Finally, after much discussion the Board unanimously approved a \$2 increase in the 2014 lot assessment fee to cover inflation. The 2014 fee will be \$90/lot. This action is consistent with modest, inflation driven increases approved in recent years and was viewed by all members as a prudent step now to avoid a significantly larger increase at some future point. The 2014 budget is both balanced and slightly weighted toward purchasing more road maintenance materials which proved effective during last year's snow storms. Given the record expense (over \$14,000) of snow removal operations last winter, the Board hopes for a milder season this year but is prepared for inclement weather by the recent addition of a fourth operator with a snow plow truck who will be available if needed.

Best regards and happy holidays,

Eugene Skotzko
President, SLPA Board of Directors

SLPA FY 2014 Budget Approved 10/27/2013

FUND SOURCES FOR FY 2014 BUDGET

Assessment fees (based on 470 lots @ \$90/lot)	\$42,300.00
Member donations to Equipment Shed Program	\$200.00
Total	\$42,500.00

EXPENSES

M & I Expense	\$33,500.00
Accounting	\$1,350.00
Legal fees	\$150.00
Supplies	\$300.00
Rental fees	\$115.00
Postage and shipping	\$175.00
Utilities	\$475.00
In-house publication (Newsletter)	\$1,000.00
Insurance	\$4,500.00
Charitable Contribution	\$100.00
Misc. Expenses	\$200.00
Corporate Membership	\$275.00
Collection expenses	\$300.00
TOTAL	\$42,440.00

RESERVE FUNDS

Contingency provisions (Emergency fund)	\$1,500.00
Capital Reserve fund	\$6,231.08

Devoted community members brave unpleasant weather:

The morning of the Annual Meeting for the Skyline Lakes Property-holders Association dawned unpleasantly on 21 September 2013 with rain, wind and COLD. But the weather failed to put a damper on the community spirit of those who turned out to attend. They followed the sign, which had been posted on the bath house door, stating that the Annual Meeting would be held indoors at the Skotzko residence. After allowing time for members to find their way uphill, President Skotzko welcomed everyone and called the meeting to order just prior to 2:30 p.m. In the absence of Treasurer Crystal Liebenow, he gave an overview summary of the status of the Association's budget. Winter weather was the unfortunate highlight for FY 2013, depleting the amount budgeted for Maintenance and Improvements and necessitating use of funds from Emergency and Capital Reserve. While the March storm was dramatic (a whopper with 5 foot drifts in some places that required four people plowing for 120 hours to clear the roads), a total of six storms in 2013 had brought the snow plowing costs to over \$14,000, an unwelcome record surpassing the approximately \$10,000 required in the previous worst winter.

Following a brief report by M&I Committee Chairman Andy Kent, which detailed the activities of 2013 that had structured and improved our roads yet more, the meeting was opened for new business. Community members raised questions and contributed a number of thoughtful suggestions. Main themes of discussion included possible ways to raise funds to strengthen the Association's diminished budget reserves, recollections of severe weather in prior years and noting that Skyline Lakes was now 45 years old (this contribution from Pete Foster who wondered how many original lot purchasers were still members of the community). A lengthy and enthusiastic part of the discussion involved the need for a building to house Association-owned equipment, with members offering pros and cons of different types of construction. A suitable site adjacent to the bath house has been identified.

The Ballot Counting Committee reported that Beth Cayer had been elected as a new member of the Governing Board and that Regina Austin and Gene Skotzko were both reelected. Then the meeting formally adjourned at 3:47 p.m. but for some time thereafter spirited discussion, laughter and reminiscing continued over a variety of delicious things brought for the potluck that followed.

Gentle (but FIRM) reminders:

The SLPA Board has ongoing concerns which seem to recur with some frequency in Board meetings and prompt requests to “include something in the Newsletter.” You may recall prior Newsletter items on these subjects but here are two things that your Board especially wants you to remember.

1. **Driveway culvert maintenance.** If driveway culverts are blocked, ditches fill up and water flows across the road causing ruts and possible major destruction in heavy rain storms. This year, everyone with a driveway culvert got a gift from the M&I Committee whose members generously invested time and effort to clear all driveway culverts throughout the community. However, you are reminded again that clearing driveway culverts is actually the responsibility of the individual property owner. In the future, if these culverts become blocked and remain unattended to, they may be pulled up and placed to the side to allow the ditches to flow properly.

2. **Safe driving saves \$\$.** Our unpaved roads are called “gravel roads” because that’s primarily what they’re made of. So please try to remember, when you drive fast on the subdivision roads, that you are wasting gravel **AND money**, as gravel is scattered and more must be purchased to replace it.

Motion passed at the 27 October 2013 SLPA Board meeting:

That the assessment fee for the Skyline Lakes Property-holders Association be increased by \$2.00, from \$88.00 to \$90.00 per lot for FY 2014.

2014 SLPA Board of Directors

Gene Skotzko (President)
(703) 939-7624; (540) 778-2633
eskotzko@verizon.net

Beth Cayer (Secretary)
(301) 685-6214
bethcayer@hotmail.com

Andy Kent (M&I Committee Chairman)
(703) 929-2481
slpa.maint.improv@gmail.com

Evans Painter
(540) 778-3894

Doug Southers
(540) 778-1312
worksforfaith@yahoo.com

Regina Austin (Vice President)
(540) 778-3486

Crystal Liebenow (Treasurer)
(703) 743-5115
cliebenow@comcast.net

Jimmy Painter
(540) 778-3141
jphunt4ever@aol.com

Joyce Richards
(540) 778-2293
ucjoyce@yahoo.com

Accountant: Sue Dawson (540) 778-1150