

# Homeplace III

## Planning for Our Major Expenses

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### We all pay dues

- Every month we all pay \$150 in Home Owners Association Dues.
- The 44 buildings are each comprised of 2 to 4 units for a total of 148.
- Thus, our total association budget for 2017 is:

**\$150 x 12(mos) x 148 (units)**  
**= \$ 266,400**

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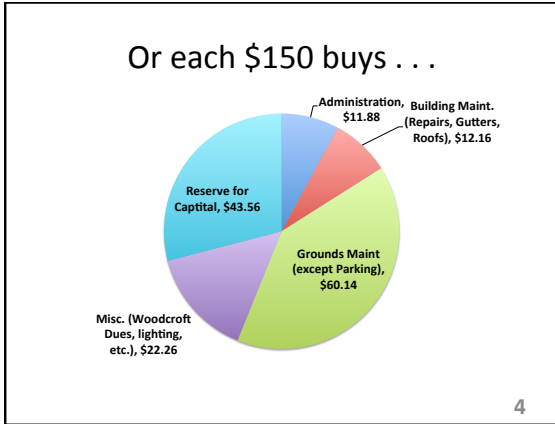
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**Planning for the big costs**

We use a 10 year budget projection so that we can look ahead and be ready for the major expenses that come along. Here's what we are planning to do, when, and how long before we do it again :

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**Painting and Exterior Repair**  
**\$285,000 (2018 – 2020)**  
 10 year cycle

**Roof Replacements**  
**\$300,000 (2020 – 2024)**  
 15 – 20 year cycle

**Repaving/Parking lot repair**  
**\$480,000 (2017 – 2024)**  
 20 + years

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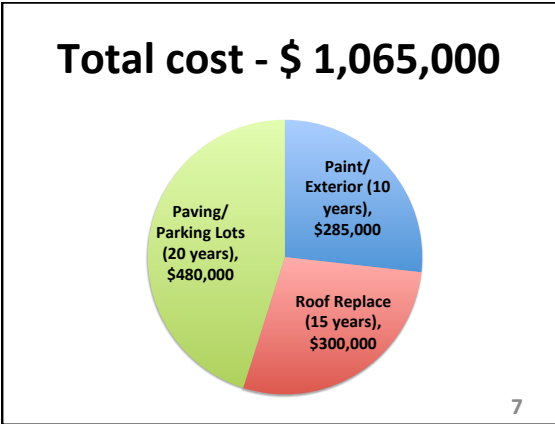
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**Where will the money come from?**

Over the last few years we have accumulated about \$180,000 in reserves to pay for our capital costs. By increasing dues every other year, by \$10/month we plan to add the following:

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	Capital accumulation monthly dues	
As of 12/2016	\$180,000	
Added 2017	\$ 77,371	\$150
Added 2018	\$ 84,271	\$150
Added 2019	\$ 102,520	\$160
Added 2020	\$ 104,530	\$160
Added 2021	\$ 125,840	\$170
Added 2022	\$ 125,305	\$170
Added 2023	\$ 133,615	\$180
Added 2024	\$ 133,105	\$180
total	\$ 1,066,557	

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**But,  
as we  
get older . . .**

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**... We  
discover  
More issues**

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**Old/New Problems**

- More rain . . . more leaks
- Looking a little shabby -

These are timing based issues. We can accelerate the roof replacements. We have also discussed putting the painting on an 8 year cycle – instead of the current 10. It's really a question of cash flow/money.

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### New/New Problems

- Trees keep growing
- Drainage issues developing
- Mystery sewer lines

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### Underlying Issues

Homeplace III was built *before* planning rules required more consideration of drainage mitigation. Instead of jamming our homes together in rows with large tracts set aside for water retention ponds, we have more space and more trees around our properties. (For a comparison look at Stratford Lakes/Lowes.) Basically the developers left the streams, and many of the trees in place - creating some

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### Underlying Issues – cont.

open, green spaces between some of the buildings and lots of small copses of trees that give us a feeling of being in the woods.

That is part of our charm as a community. But it is also creating other problems. For example, some of the streams have filled in with trees that cause downstream flooding in heavy rains. Others have opened up dislodging utilities.

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### Growing Expenses

- In 2016 we spent over \$6000 on tree removal – this is 500% increase over recent year’s averages.
- We are also seeing increased costs and concerns relating to water issues – both erosion, where running water is scouring previously stable open ground and also threatening foundations. And other areas that remain wet and muddy over long periods.

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### Growing Expenses – page 2

- Recently we’ve had several instances of unexpected sewer line problems in common areas. Both of these involved lines that were located differently than the maps provided to to the city at the time of construction. One crossed a creek and involved significant expense to repair.

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### Steps being taken

In addition to tree removal, and making utility repairs when and as needed, in 2016 the board authorized an engineering firm to look at several drainage issues. In early 2017 a resident, who works for the city of Durham, conducted a walk-through to look at various areas of concern.

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### Steps being taken - 2

Neither of these were intended to be comprehensive. The idea was to look at common types of problems and possible solutions. Copies of both reports can be found on the Grandchester Meadows website. Here is a summary of some of the problems and solutions that have been identified.

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### Areas looked at

- Street drainage/flooding issue.
- Blocked/broken drains
- Inadequate runoff in common areas.
- Inadequate runoff near units
- Erosion problems
- Trees & root problems
- Water under units

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### Possible solutions - 1

- Higher curbs to re-direct run-off
- Using planting to absorb flooding
- Replace corrugated drains with smooth sided
- Increase size of drains
- Clean out drains and rock channels
- Add rock dissipation pads for heavy water flow/discharge areas

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### Possible solutions - 2

- Topographical survey for low areas
- Build French drains in wet areas
- Remove trees within 15' of units
- Build French drains along foundations
- Allow or plant the natural ground cover (specific types) to take over spots in common areas behind units instead trying for grass.
- Build rock lined drainage channels behind common areas

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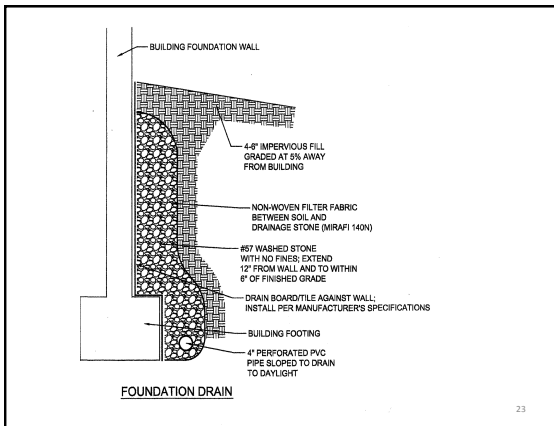
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### Summary

This is really only a start. We have not yet prioritized areas for work, or priced out the costs. Extensive work will also be *Expensive work*. Some of the areas, such as removal of trees near foundations, will have significant effect on appearance and fall into a grey area where the HOA has historically acted to maintain some plantings, but changes have always been the responsibility of the owners.

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**?**

**Questions  
Comments  
Discussion  
Timing of Improvement?**

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**Board Goals**

1. Keep the community structurally and visually appealing in order to maintain or increase the value of homeowners properties.
2. Plan ahead so that large special assessments do not happen to individual home owners for major work
3. Encourage neighborliness and interactions that make this a pleasant place to live.

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