



The Moorings Homeowners Association

Newsletter – December 2022

Repair and Maintenance Activities:

Listed below is a recap by vendor of some of the activities completed during 2022:

- Deep River Construction and Wade's Trades did repair work around the complex replacing rotten wood on the building and repair work on the wooden dock. Considerable work was done on the 10s building.
- Gary's Roofing and Gupton repaired roof leaks and replaced the shingles on several units
- Anderson Lawn Service mowed and trimmed the complex on a weekly basis, aerated seeded and fertilized, trimmed shrubs, made repairs and winterized the irrigation system
- Mark's Seamless Gutters did repair work on various downspouts
- Satterfield Plumbing repaired a cracked water main in front of the 10s building. This was a major project
- Board Members and owners did minor repair work, repairs to the wooden dock, trimmed trees and did shoreline cleanup behind the 10s and 20s buildings
- Open Repair Items:
 - Water leak in unit 24 (unit owner in 25 is in the process of replacing sliders)
 - Units 16, 17/18 replace carpet and flashing on front porch
 - Unit 16 replace decking with trex

2022 Capital Project Update:

- The planned capital program for 2022 is not complete as the 10s building needs to be painted by Snead Painting. This project was delayed due to the major rotten wood replacement project handled by Wade's Trades. We are working to get a primer coat on the new cedar and then get the building painted as soon as possible.

Financials:

We estimate the year end bank balances will be \$86,919 in checking and \$45,438 in our Capital Reserve Account.

2023 Budget Approved by the Board:

Listed below is the budget for 2023 that was approved at the December 10th Board Meeting:

	2022 Plan	2022 Estimate	2023 Plan
Operating Expenses			
Grounds Maintenance	33,000	33,204	45,000
Water, Sewer & Garbage	55,000	53,987	55,000
Insurance	15,000	15,573	16,500
Repairs & Maintenance	24,000	41,617	26,000
Electric	2,500	1,829	2,200
Cable	25,000	23,426	25,000
Legal & Audit	3,100	3,060	3,100
Acctg & Mgmt Fees	4,000	3,900	3,900
Extermination	4,800	3,880	4,000
Other Expense	2,880	3,016	3,030
Total Operating Expense:	169,280		183,730
		183,492	
Capital Expenses:			
Capital Repairs	29,170	75,657	35,976
Transfer to Capital Reserve	19,845		25,271
Total Expense:	218,295	259,149	244,977
Cash Receipts:			
Dues	198,000	198,000	222,000
Special Assessment		37,500	
Other Income	450		706
Transfer from Capital Reserve	19,845		22,271
Total Receipts:	218,295	235,950	244,977
Memo: Monthly Dues	330	330	370

Reminders:

- The monthly Dues for 2023 will increase to \$370 per month effective January 1, 2023.
- Full time residents need to check the town's holiday trash removal schedule.
- If you plan to use your fireplace this winter, please remember to have the chimney cleaned before you use it.

- **Cold weather is here so please make sure your heat is on and your water is turned off when you are not here.** It is also recommended you leave cabinet doors open. Remember water damage is the owner's responsibility.
- Please remember to have the condensate line on your air handler cleaned every year or every couple of years. We have had some recent water leaks associated with clogged condensate lines.
- If you have changed your key, please notify Mike Hornak so that we will have emergency access to your unit at all times. The Association has purchased a secure lock box to tag and store keys.
- If any of your contact information or boat ownership has changed, please contact Judy Hardman with the update.
- The next Board meeting will be March 11, 2023.

Presidents Corner:

The Board has worked hard in 2022 to properly maintain the Association's assets, enhance property values and maintain owner communications which are our primary objectives.

We have had several units sell in 2022 and we want to welcome the new owners to the Moorings.

If you are not aware, Barry Roberts has resigned his position as Director of the Association. I want to personally thank Barry and his wife Betty for the years of service to the Association. For years he was the only director who lived full time on site so a lot of issues fell to him and Betty to handle. The Board is in the process of appointing someone to serve the remainder of Barry's term.

At the December meeting the Board approved a \$40 per month dues increase to be effective January 1, 2023. Our costs increased in 2022 and are forecasted to increase further in 2023. Repair & Maintenance costs have increased from \$30 per hour to \$55. Landscaping costs have increased significantly. The Town of Clarksville increased water, sewer & garbage rates by 3% in 2022 and we are anticipating another increase in 2023. We also believe insurance and cable rates will increase in 2023. We bid the landscaping contract in December in an effort to try to save some money. We increased the inflation rate used in our cashflow forecast from 2% to 5%. We hope to be able to hold this rate for at least a couple of years depending on what happens to inflation.

I want to thank everyone and especially the Board and their spouses for the support received in 2022.

On behalf of the Board, I want to wish you and your family a Merry Christmas and a Happy New Year.

If you have any questions or comments, please contact any Board Member (Judy Hardman, Ed Daniels, Mike Hornak or Russ Beaman).
Russ Beaman