



# Tall Timbers

Glen Allen, VA

2019 Home Owners Association Annual Meeting

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# 2019 Tall Timbers Board

[talltimbersboard@yahoo.com](mailto:talltimbersboard@yahoo.com)

P.O. Box 1144 Glen Allen, VA 23060

Name	Position	Phone	Email
Matthew Franklin	President	(804) 937-3313	<a href="mailto:matthewfranklin@verizon.net">matthewfranklin@verizon.net</a>
Misty Proffitt	Treasurer	(804) 212-9022	<a href="mailto:mrmrsproffitt105@gmail.com">mrmrsproffitt105@gmail.com</a>
Michael Bruner	CAM	(804) 370-4336	<a href="mailto:michaelvadent@gmail.com">michaelvadent@gmail.com</a>
Jackie Tu	Social	(804) 624-8288	<a href="mailto:jackietu14@gmail.com">jackietu14@gmail.com</a>
Andrew Boyle	Secretary	(610) 304-4846	<a href="mailto:ajboyle31@gmail.com">ajboyle31@gmail.com</a>

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## Tonight's Agenda

- Review Financials
  - Recap Social Events
  - Common Area Maintenance
  - Annual Assessment Updates
  - Housing Market Data
  - Community Officer Q&A
  - 2020 – Committees, Board Positions, Events, Capital Study
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# 2019 Recap

Matthew Franklin, President

## 2019

- Addressed Drainage Concerns with County
  - Addressed Speeding Concerns with County/VDOT
  - New Timberline format
  - New HOA Disclosure Packet for Home Sales
  - Updated all banking, lawyer and lock box
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# Financials

Misty Proffitt, Treasurer

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## 2019 BUDGET

INCOME	BUDGET
DUES	19,100.00
OTHER INCOME	
TOTAL INCOME	19,100.00
EXPENSES	
ADVERTISING/EVENTS	400.00
BANK CHARGES	100.00
COMMON AREA LANDSCAPING	9,750.00
ELECTRICITY	200.00
HAZARDOUS TREE REMOVAL	7,000.00
LEGAL FEES (INCLUDES TAXES)	800.00
POSTAGE AND SUPPLIES	600.00
COST ON NON PAYMENTS	250.00
TOTAL EXPENSES	19,100.00

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## Financial Recap

- \$13,092 in Expenses
- 2% savings on Quarterly Landscaping billing

	BUDGET	Actual
<b>INCOME</b>		
DUES	19,100.00	18,600.00
OTHER INCOME	0.00	0.00
TOTAL INCOME	19,100.00	18,600.00
<b>EXPENSES</b>		
ADVERTISING/EVENTS	400.00	242.25
BANK CHARGES	100.00	0.00
COMMON AREA LANDSCAPING	9,750.00	8,232.00
ELECTRICITY	200.00	112.35
HAZARDOUS TREE REMOVAL	7,000.00	3,100.00
LEGAL FEES (INCLUDES TAXES)	800.00	900.00
POSTAGE AND SUPPLIES	600.00	300.00
COST ON NON PAYMENTS	250.00	205.90
TOTAL EXPENSES	19,100.00	13,092.50



## 2020

- No changes in budget
- No dues increase

## 2020 BUDGET

### INCOME

DUES	19,100.00
OTHER INCOME	0.00
TOTAL INCOME	19,100.00

### BUDGET

### EXPENSES

ADVERTISING/EVENTS	400.00
BANK CHARGES	100.00
COMMON AREA LANDSCAPING	9,750.00
ELECTRICITY	200.00
HAZARDOUS TREE REMOVAL	7,000.00
LEGAL FEES (INCLUDES TAXES)	800.00
POSTAGE AND SUPPLIES	600.00
COST ON NON PAYMENTS	250.00
TOTAL EXPENSES	19,100.00

# Social Events

Jackie Tu, Social Chair

## Tall Timbers Social Committee

# EVENTS



Easter Egg Hunt **April 14th at 3pm**  
The common area on Ismet (between Klaus Circle and Heritage)



Neighborhood Earth Day Clean Up **May 4th at 9am**  
Meet at Tall Timbers Neighborhood sign at entrance



Bring a dish and come celebrate the beginning of summer!  
**June 14th at 6pm**  
The common area on Ismet (between Klaus Circle and Heritage)



Ice Cream Truck - Weekends in **July**



End of Summer Block Party **August 16th at 5pm**  
The common area on Ismet (between Klaus Circle and Heritage)



Chili Cook-Off: **October 19th at 3 pm**  
The Klaus Court cul-de-sac

For more information regarding upcoming events, please email: [TallTimbersSocial@gmail.com](mailto:TallTimbersSocial@gmail.com)

# Annual Dues Updates

Andrew Boyle, Secretary

## Dues Collection

- 12 Certified Letters were mailed (60 days past due)
- Collected \$312 in 2018 past due assessments
- 5 non-pay homeowners in 2019 vs 10 non-pays in 2018
- Per bylaws, 5 Liens were placed for \$3900 in past due assessments

# Common Area Maintenance

Michael Bruner, CAM

## Common Areas

- Tree Removal
- Tree Pruning
- Landscaping – Green Dreams again for 2020

# Housing Market Update

Sandi Crawford, Tall Timbers Neighbor, Keller Williams



# Community Officer Q&A

E.F. Fick, Career Officer HCPD



## Questions & Concerns?

Thank you!

Have a wonderful holiday season and a safe and happy new year!