

Blue Ridge Estates Homeowners Association
PO Box 30520
Flagstaff, AZ. 86003
PH 928-779-4202/FX 928-776-0050

November 9, 2020

To All Members;

Enclosed are the approved 2021 Budget, Board Meeting Schedule, and current Balance Sheet for your community. The Board has determined that there is a need to raise the assessment to \$140.00 for 2021, the current funding levels need to be raised to keep pace with the expenses of the association.

Association Highlights 2020:

- Additional Cluster Mail Box unit installed in March.
- Architectural Review and Inspection Services provided by HOAMCO taken back to the BRE Community in May. The Architectural Committee has 3 members reviewing all requests for compliance with the Architectural Guidelines.
- The AC received 28 requests since January 1 and 25 were approved.
- New Association website is online, check it out. <http://blueridgeestates.org>
If you have any questions, comments, need additional information, or have suggestions to make this new website better, please send to: info@blueridgeestates.org
- The Fire Safety committee inspected the BRE Community's 193 lots for compliance with the Rules & Regulations. Results of the inspection reports were forwarded to lot owners. Currently 132 lots have passed the inspection.
- A working committee was assembled to review the Fire Safety Rules & Regulations.

Exterior Inspection – Every fall pine needles collect on roofs and in gutters. Consider your home and keep your gutters cleaned out and flowing. All hoses connected to exterior hose bibs should be disconnected for the winter months to avoid added risk of freezing.

Road Maintenance – The Association roads are maintained by the Coconino County. Contact the County Road Department for any snow, ice or decay issue.

Winter Reminders - It is very important to make sure you leave your heat on at 55+ degrees to prevent water pipes from freezing this winter season or winterize to include shutting of the water, draining the water system, and adding the appropriate antifreeze to all drain traps and toilets.

Pets - It probably goes without saying, but make sure your pets have appropriate shelter during the winter months. If they are kept outside, they should have a safe, warm and dry place to keep them sheltered from the rain and snow. If there is ever concern that a pet is being neglected, please call me so I can address the issue immediately.

The Board would like to thank everyone for their continued support in keeping this community a beautiful place to live. We appreciate all efforts made to maintain your property, be respectful of your neighbors and do what you can to keep the community clean. As always if you have any question or concerns please don't hesitate to call me at the phone number listed above or email me at DKinsey@hoamco.com.

Sincerely,

David Kinsey
Community Association Manager
Blue Ridge Estates Homeowners Association
On Behalf of the Board

BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION
Annual Budget Report
11/9/2020


Accounts	2021 Budget
Income:	
4100 - Homeowner Assessments	\$27,020.00
4330 - Late Fees	\$250.00
4410 - Architectural/Plan Review Fees	\$50.00
4600 - Interest Income	\$500.00
4610 - Interest Income - Reserve	\$10.00
Total Income:	\$27,830.00
Expense:	
5100 - Accounting/Tax Prep Fees	\$250.00
5105 - Accounting Audit	\$500.00
5400 - Insurance	\$4,683.00
5450 - Insurance Deductible	\$2,500.00
5500 - Legal Fees	\$2,500.00
5530 - Lien/Collection Costs	\$360.00
5550 - Long Distance/Fax	\$300.00
5600 - Management Fees	\$11,794.00
5650 - Meetings	\$250.00
5800 - Office Supplies	\$400.00
5810 - Postage	\$850.00
5820 - Printing	\$1,300.00
5900 - Website	\$300.00
5905 - Website - BRE Managed	\$320.00
6510 - Repairs & Maintenance: Fencing	\$1,100.00
8250 - Contingency	\$500.00
8280 - Corporation Commission	\$60.00
8750 - Storage Rent	\$700.00
8800 - Taxes - Federal	\$170.00
8850 - Taxes - State	\$50.00
Total Expense:	\$28,907.00
Budget Difference:	(\$1,077.00)

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NOTICE OF BOARD OF DIRECTORS MEETING SCHEDULE FOR 2020-2021

Below are the dates for the Board of Directors Meetings for your Community. All members are welcome to attend. If there are any changes to these dates and times the membership will be notified.

Date : December 12, 2020
Time : 10:00am
Location : Teleconference – TBD

 Date : February 20, 2021
Time : 10:00am
Location : Teleconference – TBD

Date : April 17, 2021
Time : 10:00am
Location : Teleconference – TBD

Date : June 19, 2021
Time : 10:00am
Location : Teleconference – TBD

Date : August 21, 2021
Time : 10:00am
Location : Teleconference – TBD

Date : October 2, 2021 – Annual Meeting
Time : 10:00am
Location : Teleconference – TBD

Date : December 11, 2021
Time : 10:00am
Location : Teleconference – TBD

**BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION
BALANCE SHEET**

9/30/2020

Assets	Operating	Reserve	Total
CASH			
1010 - Alliance Operating Checking - 334	\$12,920.38		\$12,920.38
1015 - Alliance Operating MM - 367	\$24,354.17		\$24,354.17
1016 - Alliance Op CD-336(5/26/21),60%	\$37,190.08		\$37,190.08
1017 - Alliance Op CD-232(8/3/22),60%	\$51,289.73		\$51,289.73
1020 - Alliance Constr. Dep Checking-996	\$500.00		\$500.00
1050 - Alliance Reserve MM-569		\$7,307.07	\$7,307.07
Total CASH	<u>\$126,254.36</u>	<u>\$7,307.07</u>	<u>\$133,561.43</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$2,634.00		\$2,634.00
1210 - A/R Special Assessments	\$500.00		\$500.00
1230 - A/R Fines	\$3,115.00		\$3,115.00
1240 - A/R Late Fees/Interest	\$336.00		\$336.00
1250 - A/R NSF/Collection Notice Fees	\$340.00		\$340.00
1280 - A/R Other	\$180.00		\$180.00
Total ACCOUNTS RECEIVABLE	<u>\$7,105.00</u>		<u>\$7,105.00</u>
Assets Total	<u>\$133,359.36</u>	<u>\$7,307.07</u>	<u>\$140,666.43</u>