
ALMADALE VILLAGE

Neighborhood Notes | New Neighbors

President

Bill Powell

Vice-President

Landscape Committee

Jan Hamilton

Secretary

Web site and email;
Pool Committee

Dennis Craig

Treasurer

Eileen Olewinski

Members-at-Large

Larry Presley

Kerrye Threlkeld

Beth Gurner

Web Site

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Daphne Winton

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FROM THE VILLAGE HOA

The Village had a well-attended Annual Homeowners Association meeting on October 14th. The Association voted to keep our current Board of Directors with the exception of Keith Latiolais who rotated off. Larry Presley, one of our original neighbors, was voted to replace Keith. Keith has volunteered to continue cleaning and maintaining our ponds, and the responsibility of displaying our patriotic flags at our entrance at appropriate holidays. Thanks Keith!

A get-together with the “Mane Celebration” food truck on October 24th delighted the participants with treats, plus iced and hot coffees. Thanks Kerrye and Josh for once again arranging for a fun and delicious evening.

What's Happening this fall in Almadale Village:

- Replacement sensors for coach lamps are complete.
- Some perimeter fences have been replaced, with more to follow.

- Two additional trees at our entrance will be replaced soon by our landscaper during seasonal replacement time.
- Some pool and covered patio furniture and umbrellas will be fixed or replaced as needed.

This is our Financial situation as we begin 2025:

1. Our Projected Total Year 2024 Expenses, and the Approved 2025 Year Budget, are attach at the end of this newsletter. (Note: 2024 was the FIRST year our HOA created a budget. For the future, experience creating a budget will allow us to be more consistent on how we are labeling our expenses, which will improve our spending forecasts). 2024 is the second year in a row that our HOA will return a deficit and not a surplus. For year ended December 2023 we had a deficit of \$50,981. At the end of December 2024, we're projecting a deficit of \$24,425.
2. Because of these deficits, the HOA Board of Directors unanimously agreed to increase the annual HOA fees to \$600 semi-annually (or \$100 per month).

- a) **Our dues have not been increased since 2014.** Average annual inflation over this 10-year period was 2.79%. To put this in perspective, it takes \$85.55 in today's dollars to equal the buying power of \$65 back in 2014. The remaining \$14.45 that rounds out the new monthly \$100 is less than \$.50 per day. The on-going maintenance and replacement of aging equipment, alleyways patching and repaving, landscaping and tree replacements, and perimeter fencing replacements of our 20-year-old neighborhood make this increase reasonable and necessary.
- b) Therefore, the small increase in our homeowners dues will help us to keep a positive cash balance, and to keep a small reserve for unforeseen future expenses.
- c) **the semi-annual invoice will again be sent out in January by email** vs. regular mail. Let Daphne know if your email address is not correct or has changed. **Even if you did not receive an invoice, or accidentally deleted the email, the \$600 is still due every**

January and July. Send the check to the property manager's address on the front page of this newsletter.

The Board suggests you add the HOA dues to your bank's "bill pay" feature. Most banks have that feature, and you can schedule the payment to automatically send a check in January and July. This will ensure that you don't forget the payment, and that it is on-time.

3. Daphne Winton, our property manager, can always assist you with any problems or concerns.
 - a) She should reply to you via email once received.
 - b) She should then provide an estimate on the time necessary to resolve the problem.
 - c) If you prefer, you may contact a board member by clicking on their name in the left column of the first page of this newsletter
4. Another area that **consistently** needs to be explained from our Covenant (Article IV, Sec 1 (b) is as follows: The right of the Association to provide for and establish easements and rights-of-ways on **all** streets, and to regulate

parking, motorized and non-motorized vehicular traffic within The Village of Almadale Farms.

- The BOD, from its inception, has insisted that street parking be restricted to short-term visitors and to workers (yard, repairs, etc). It is **not** for homeowners to regularly use for daily parking in lieu of garages or parking pads throughout the neighborhood. **Repeat violators will be subject to fines.**

Lastly, It is important to keep our neighborhood directory as up-to-date as possible.

- You should have received the latest directory via email as a .pdf that you can print out and use.
- There are two different directories: one sorted by last name, and one sorted by street address.

Contact Daphne with any directory updates, **especially email addresses!**

Our best for the New Year!
Your HOA Board of Directors

	Projected Total Year 2024 Expenses	Approved 2025 Year Budget
Revenues		
Homeowners Dues	\$ 77,220	\$ 118,800
Interest	5,497	2,250
Total Revenues	\$ 82,717	\$ 121,050
Expenses		
Routine		
Insurance-General Liability	4,712	4,750
Office Supplies & Software	1,527	670
Postage - PO Box rental	232	245
Property Manager	7,128	7,128
Maintenance-Common Area	15,982	2,500
Maintenance - Landscaping Contract	28,250	28,800
Maintenance - Landscaping Special Proj.	-	23,000
Maintenance - Lighting	2,307	1,000
Maintenance - Pool	5,523	4,500
Maintenance - Irrigation & Sprinkler	4,190	2,000
Social Events	1,092	1,000
Taxes - Other	21	25
Telephone -Pool	780	780
Utilities - Gas/Electric	5,376	5,436
Utilities - Water	8,493	6,900
Total Routine Expenses	\$ 85,613	\$ 88,734
Special Project Expenses		
Maintenance-pressure head replacement	-	3,400
Maintenance - Fences	9,632	10,000
Maintenance - Tree trim west perimeter	6,800	-
Maintenance - Unallocated for 2025	-	18,916
Maintenance - Pool sewer line leak	5,097	-
Total Special Project Expenses	\$ 21,529	\$ 32,316
TOTAL EXPENSES	\$ 107,142	\$ 121,050
Net Income (Deficit)	\$ (24,425)	\$ -