



Northview Estates HOA

February 21, 2024

2023 Year End Report

Welcome!

- Thanks everyone for coming tonight, we know it's hard to juggle schedules to be here and we will keep this as short as possible to allow you to get back to your families.
- Please let me introduce you to the Board
 - Bob Darilek – Secretary 17 years served on the Board
 - Raylene Skok – Treasurer 8 years
 - Dan Raczykowski – President 12 years
 - Sean Wells - Committees / IT support 3 years

Special thanks to our board members who give up their personal time every month to make this such a great place to live. They put their heart and soul into representing what's best for our neighborhood as a whole.

Treasurer's Report

Northview Estates HOA Annual Meeting
February 21, 2024

Financial Summary

2023 Dues & Fees:	\$ 38,801
<u>2023 Expenses:</u>	<u>(47,112)</u>
<u>2023 Deficit:</u>	<u>\$ (8,311)</u>

Current Cash Balance: \$ 64,981

Current A/R Balance: \$ 7,360

21 unpaid accounts

2 account unpaid two years

Expense Detail

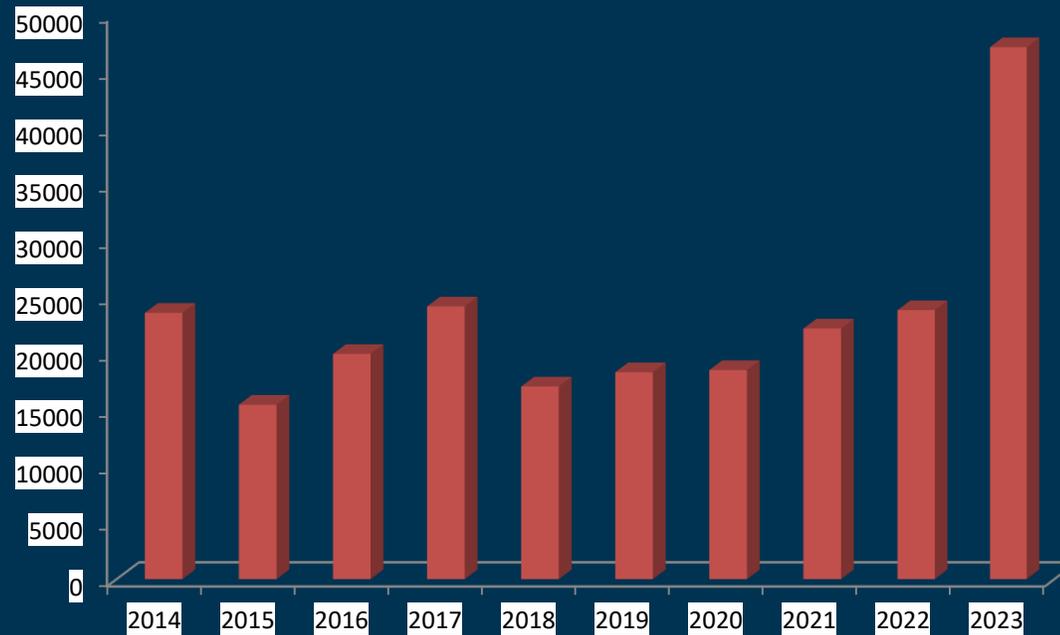
<u>Stable Expense Items :</u>	<u>Budget</u>	<u>Actual</u>
Landscaping	\$8,000	\$9,550
Streetlights	\$4,900	\$5,134
Insurance	\$2,150	\$2,126
Water	\$2,000	\$1,737
Legal/Prof. Fees	\$1,000	\$ 0
Office	\$ 620	\$ 602
<u>Website/QuickBooks</u>	<u>\$ 800</u>	<u>\$ 977</u>
Total Stable Expenses	\$19,470	\$20,126

Expense Detail

<u>Variable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
Snow Plowing \$400 - \$12,000 range	\$ 5,800	\$ 2,970
Street Repairs \$0 - \$????? range	6,500	24,016
Bad Debts (Unpaid Dues)	750	0
<u>Stable Annual Expenses</u>	<u>19,470</u>	<u>20,126</u>
Total Annual Expenses	\$ 32,520	\$ 47,112

Trend of Expenses

HOA Annual Expenses



Details of the 2023/2024 Budgets

		<u>2023</u>	<u>2024</u>
Income	Dues/Fees	\$ 32,520	\$ 38,430
Expenses	Bad Debt	750	750
	Insurance	2,150	2,200
	Landscaping	8,000	9,100
	Legal	1,000	1,000
	Office	620	730
	Fence Repair	0	250
	Road Repair	6,500	8,500
	Snow Removal	5,800	7,600
	Streetlights	4,900	5,300
	Water	2,000	2,100
	Website/QB/Tech	<u>800</u>	<u>900</u>
		\$ 32,520	\$ 38,430

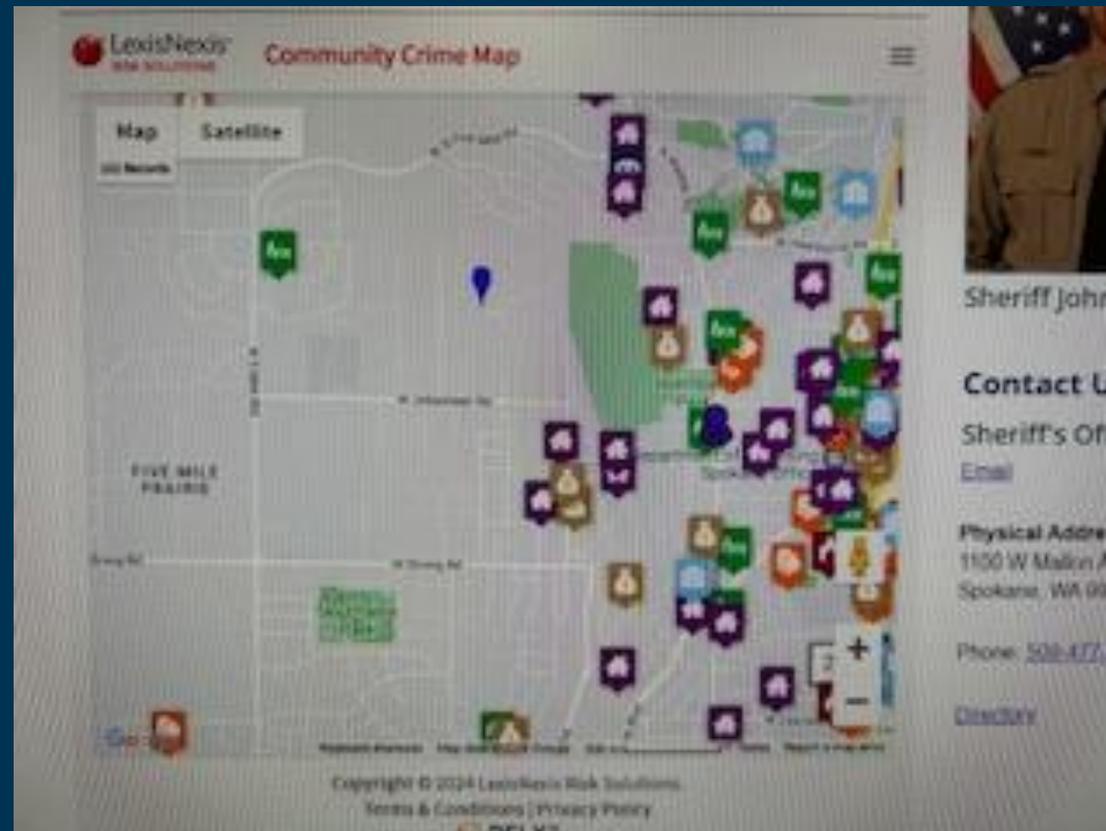
Questions???

Neighborhood Facts

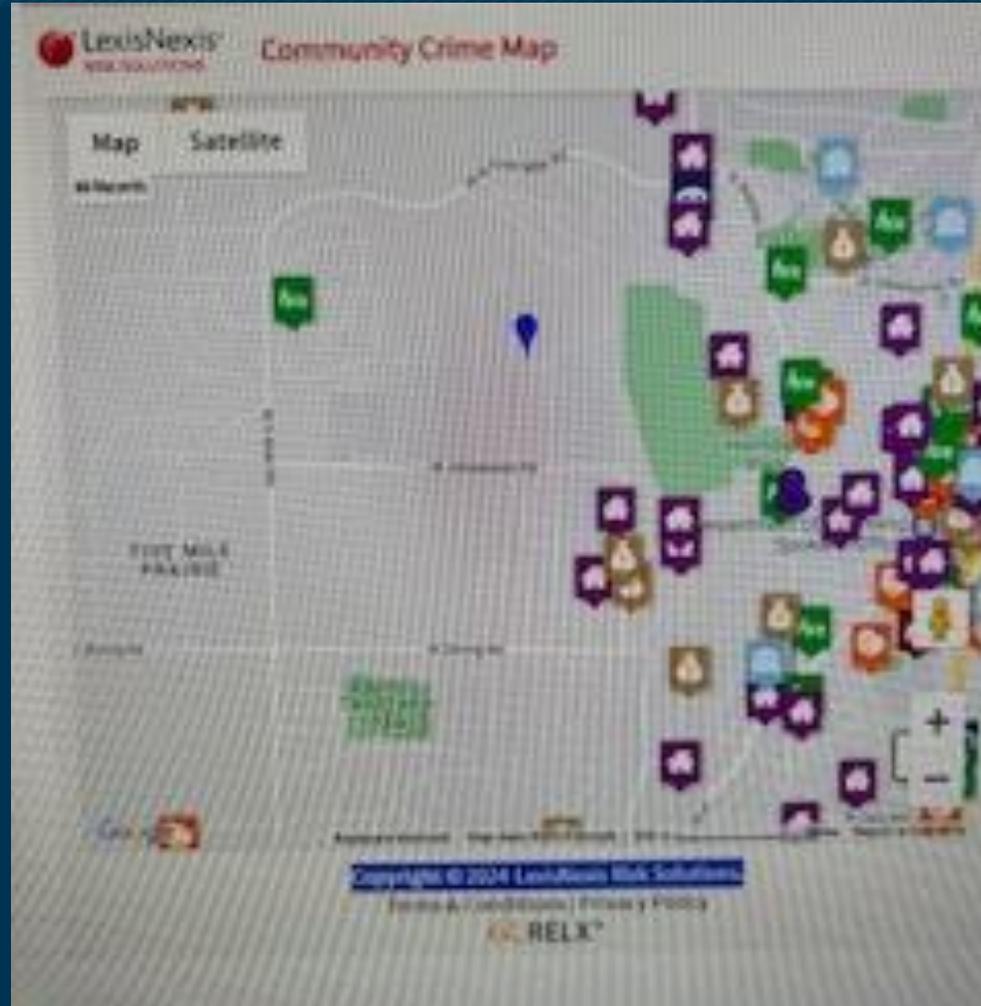
- 124 Properties
- 2023 Crime Report Northview Estates
 - No major crimes reported
 - 0 theft's reported
 - 0 burglaries reported recently
- HOA dues
 - 101 properties \$275 per year
 - 23 properties \$206.25 per year (Orchard St.)
- Annual Budget \$32,520
- Speed limit 20 mph
 - except Orchard Street 25mph (county road)

Crime Report 2/14/23 - 2/14/24

No crimes reported in Northview Estates



5 Mile Crime



Old Business



Road repair

Snow removal

Landscaping

New Business

Road repair: Northview, cul-de-sacs leading off Northview and Briarcliff.

Landscaping: There have been several homes that have not kept their front yards up to HOA standards (weed's, mowing) If you are drastically changing your landscape, that needs to be approved by the HOA Architectural Committee.

House Painting: If you plan on painting your house you must submit colors to the Architectural Committee.

Vacant lots: Lots must now be maintained, or fees will be assessed.

CCR Violation Fine Schedule

We have not had to issue any fines this year, Yeah!
 We have had several complaints about dogs barking and aggressive dogs off leashes. If this happens to you this needs to be reported to the Spokane Animal Control Agency. 509-477-2532

NORTHVIEW ESTATES HOME OWNERS ASSOCIATION CCR VIOLATION / FINE SCHEDULE

CCR SECTION	DESCRIPTION	FINE	OCCURANCE
8.13	RV/Boat Parking that is not behind fence (per week)	\$ 150	Per Week
8.13	RV/Boat Parking that is not behind fence (per week)	\$ 150	Per Week
5.1.5	Plowing/Blowing snow into street	\$ 60	Per Occurrence
7.1	Houses/Lots not kept in good repair	\$ 60	Per Week
8.2	Using property for manufacturing or commercial enterprise	\$ 300	Per Week
8.9	Blocking sight distance at intersection	\$ 20	Per Day
8.11.1	Having animals, livestock, or poultry of any kind being raised, bred or kept on the lot. (Cats, dogs, birds, or other household pets are allowed)	\$ 60	Per Week
8.11.2	Not properly sheltering or caring for an animal	\$ 150	Per Occurrence
8.11.3	Having a dog unleashed and unpened and running loose without	\$ 60	Per Occurrence
8.15	Repairing or dismantling a private vehicle in excess of 6,000 gross weight on any lot or street.	\$ 25	Per Day
8.15	Parking a vehicle in an extreme state of disrepair for more than 48 hours	\$ 60	Per Occurrence
8.8	Having a sign of any kind be displayed to the public view on any lot.	\$ 20	Per Day
9.1	Proceeding with building/lot improvements without the approval of the Architectural Committee	\$ 60	Per day. Starting from the deadline of corrections.

The Fine Schedule is developed under the authority of Article V of the Bylaws of Northview Estates Homeowners Association

Article III, Section IV - The HOA member that is being fined shall be given notice and the opportunity to be heard by the Board with respect to the alleged violations before a decision to impose discipline is reached. In the case in which monetary penalties are to be imposed, such penalties shall include actual attorney's fees and all costs in connection with the collection of such penalties.

The HOA member will accept and agree to pay any and all fine(s) in the event the HOA member does not attend the Board meeting regarding the alleged violations. *goes into default*

The above fines will increase 5% starting in 2020 and every subsequent year unless the Board votes otherwise.

No longer at this time.

Open Discussion



Thank You!