**STRAWBERRY HILL HOA SEPTEMBER 2022 UPDATE**

**REMINDER! CHANGE IN TRASH COLLECTION DATE**

Our trash collection date changes to Wednesday effective October 5th.

**FINANCIAL UPDATE**

As of August 31, 2022, there was approximately $3,260 in the checking account and $30,750 in the reserve. Prepaid Assessments (a liability) are approximately $7,200 and there was $1,500 in past due assessments.

**2023 BUDGET UPDATE**

This budget has been more of a challenge. Like each homeowner, the HOA has experienced increases in expenses. The HOA must address both current expenditures and addressing a complex which is almost 50 years old with no major improvements completed to the infrastructure. We are attempting to negotiate with vendors to reduce costs and other cost reduction actions without jeopardizing the complex safety or appearance and resulting value of individual units. It is anticipated that the budget will be finalized by the end of October.

**VOLUNTEERS NEEDED!**

NOMINATING COMMITTEE -- The By-Laws require that there be an annual Nominating Committee composed of one Board member and two non-Board homeowners. In summary, a communication goes out to all homeowners requesting notice of interest of serving on the Board and the Nominating Committee may choose to talk to homeowners to promote interest.

The time commitment for this Committee is about one (1) hour and historically has been via telephone. Please send your desire to serve on the Nominating Committee by e-mailing Carol Shutt at carolshutt@cox.net with a cc to Vision at strawberryhillvillage@wearevision.com *no later than Friday, October 7, 2022.*

MAJOR HOA PROJECTS COMMITTEE -- In order to address both the aging of the complex, economic and climate change and maintaining the complex appearance, homeowner input is essential as are homeowner preferences. Topics which could be included are, but not limited to, grass or an alternative, more desert landscaping on Royal Palm, the use of heat-reflecting coating on the driveway and painting.

The time commitment for this Committee is about two (2) hours every month for a period of three (3) months. Please send your desire to serve on the Projects Committee by e-mailing Carol Shutt at carolshutt@cox.net with a cc to Vision at strawberryhillvillage@wearevision.com *no later than Friday, October 7, 2022.*

**GRANITE PROJECT**

The final phase of landscape enhancement for the complex is the placement of granite in the areas between the Central Avenue wall and Units 1 and 9 as well as all street visible granite which has eroded over the years and has not been replaced for over 25 years. Replacing the gravel would reduce water costs and improve the appearance of the complex. After consultation with the landscaper, it was recommended that the same gravel color/type as currently is in place be used to reduce gravel costs. This project was placed on hold. Homeowners wishing to upgrade the granite on their personal property may do so following the usual procedure of making a written request to the Board understanding that the current type/color of granite must be used.

**SHAKE ROOF MAINTENANCE**

In the course of research roofing options, the Board learned that there is now a coating which can be put on shake roofs after about 8 to 10 years from installation to extend the life of the shake. Homeowners can contact their roofing company for more information.

**SEPTEMBER 19, 2022 BOARD MEETING**

It was beneficial to have two homeowners attend the meeting and provide input. While this Update provides major topics covered, more details are included in the Board Minutes which are attached to this Update.

**NEXT BOARD MEETING**

The next Board Meeting is scheduled for 5 PM on Monday, October 24m 2022. Zoom information as well as agenda items will be forwarded prior to the meeting.