



South Point Trail Condominium

Association Administrators' Report 2025



PROPERTY RELATED ITEMS

Landscape Maintenance and Snow Removal

The Association provided mowing of lawns, weeding of beds, fall leaf removal, shrub and tree trimming and pruning along with reasonable efforts for the removal of snow when accumulations exceeded two inches in open areas not subject to drifting through a service contract provided by an independent contractor a maximum of two times per day during morning and evening hours.

Pruning and the removal of several large trees was provided under the supervision of a certified arborist.

Owners are responsible to provide snow removal during periods of limited accumulation, when the Association does not provide services. Residents are to maintain the plants and shrubs that they place in beds adjacent to their homes and to keep obstructions such as lighting, bed edging and lawn ornaments away from lawn and pavement areas maintained by the Association.

Siding Trim Painting and Cleaning

The project to clean visible algae stains on the vinyl siding and paint wood trim at Building E was completed along with the spot cleaning of areas at other buildings to provide a neat appearance until full cleaning and trim painting occurs in future years.

ADMINISTRATIVE ITEMS

Insurance Policy Renewal

The Association insurance policy was renewed with typical annual changes and new exclusions of coverage by the carriers. The premium for 2025 increased 21% over the rate for 2024 and was more than double the premium paid in 2022.

Landscape Maintenance and Snow Removal Contract

The Association entered into a three year agreement to provide services to the Common Elements at no increase in cost over the 2024-2025 Landscape and Snow Removal Season.

2026 Budget

The Board approved an increased budget of \$97,039 for 2026, which represented an increase in assessments over the 2025. Planned expenditures over routine items include the continuance of the painting program, minor concrete repairs in select areas. Monthly Assessments were set at 2.525%: \$205.00 and 2.85% - \$231.00

Sales Activity

There were no homes sold during the year.