



The Budget for 2025



Last year when we communicated with you regarding the 2024 budget, we noted that finances would be tight as increases in routine expenses were expected and anticipated significant increases were unknown at the time that the budget was prepared. The Board approved a budget with no increase in monthly assessments and asked that owners prepare for an increase in 2025 to accommodate the increased costs that would be realized over the year.

Throughout the year Owners have contacted us with suggestions for additional expenditures in certain budget categories. These items were either considered at the time if they could be easily accommodated with the budget or held for review for the 2025 budget.

The Association has for over a decade, utilized a “Bottom up” budgeting process, where the Budget Meeting starts with a clean sheet of paper and estimated costs for essential budgets item are added, other desired Common Expense items, some of which were suggested by Unit Owners are included and the total amount for the year is evaluated. In the process for the 2025 year, the first pass of the budget would have resulted in an extraordinary eye opening increase in monthly assessments if just even a few of the desires were to be considered. After adjustments, the preliminary budget is calculated again and additional “passes” are conducted until a figure is obtained that meets the requirements of the governing documents.

This year’s budget as approved by the Board resulted in an increase in the budget from 2023 and 2024 of \$81,277 to \$92.555 for the operation and maintenance of the Common Elements of the Association and limited reserve fund contributions. This budget provides funds for operations such as repairs, insurance, landscape maintenance, accounting, management and snow removal as well as a small contribution to the future replacement of capital items such as roofs, siding and driveways. The Budget also includes funds for a multi-year trim painting program.

In 2024 insurance costs increased by 44% and conservative projections for 2025 indicate we could see another 20% increase at policy renewal time. Insurance companies are either leaving the condominium market entirely, not writing policies for buildings that are not new construction, that have homes attached to one another or that have fireplaces and those that remain in the market have standards that exclude our present situation or have eye opening premiums (we had quotes last year that proposed increases in the 220% range). Grounds maintenance costs over several years, have also increased, as the Association sought to balance the quality of results and deal with services highly sensitive to the costs of labor and gasoline.

Even though the 2025 contribution to the capital reserve fund will again be minimal, the collection of reserve funds in past years will enable a minimal reserve fund expense to be paid without the need to levy a special assessment to Unit Owners at the time any such work is completed this year.

Things will still be tight in 2025 and while we encourage your input regarding services and the related costs, please understand that there may again, be no room for incurring additional costs outside of planned expenditures.

2025 Assessment Rates

Regular Assessments, which are due on the first day of the month, effective January 1, 2025:



Ownership Percentage: 2.525% - \$195.00 per month

Ownership Percentage: 2.85% - \$220.00 per month

We appreciate the diligence that you, as Unit Owners have provided in making timely payment of your Association financial obligations. In many Community Associations, the collection of

Trash Pickup

THURSDAY



Questions/service issues regarding Trash Removal or Recycling:

Kimble Companies

(800) 201-0005

customerservice@kimblecompanies.com

Association Administrator

condohome, limited

Phone (440) 572-7649

Fax (866) 743-3451

Website

<https://sptrail.condohome.net>

Send email from form on site

assessments takes a great deal of time on the part of Association practitioners, something that thankfully does not occur at your Association.

Payments may be mailed to **680 South Point Trail, Berea OH 44107** or placed in the drop box near the mailboxes near the gazebo. When using a bank bill pay service, please use the 680 South Point Trail address and your house number as the account number. ***If you have set up automatic payments for a specific amount, please remember to adjust the payment amount.***

Insurance Certificate Requests



At policy renewal time around March of each year, some lenders will send you a notice requesting information regarding the Association's coverage. Please send a copy of that letter to PO Box 360426, Strongsville OH 44136, fax to (866) 743-3451, text to (440) 876-8649 or e-mail using the form at <https://sptrail.condohome.net>, so that the new carrier may provide a certificate of insurance to your lender. We cannot take insurance certificate requests by telephone call.

Board Meeting Highlights

January 13, 2024 - Board Organizational Meeting - Confirmed Cash Disbursements for the period October 1, 2023 through December 9, 2023. Confirmed Board Officer Positions.

January 31, 2024 - Board Meeting - Work Session - Interview Insurance Carrier Representatives.

December 18, 2024 - Budget Meeting - Adopted a Budget for 2025 of \$92,555, with per unit monthly assessments of 2.525% - \$195.00 and 2.85% - \$220.00. Authorized expenditure and transfer of funds between accounts and committing unexpended funds to reserves.

December 18, 2024 - Board Meeting - Accepted the Minutes of the December 9, 2023 Budget, December 9, 2023 and January 31, 2024 Board Meetings. Confirmed Cash Disbursements through December 18, 2024. Approved Consent Agenda. Approved a Variance and Accepted Unit Owner installation of Vinyl Privacy fence.

Snow Removal Reminders



The Association provides reasonable levels of snow removal services only after snow accumulation in open areas, not subject to drifting, exceeds two (2") inches a maximum of two times per day. Salt or calcium chloride deicing agents are generally not used as there is a great deal of salt brought to the property by cars traveling across our pavement.

Mechanical equipment and vehicles are used in the snow removal process and it is not possible to remove snow in front of garages where one vehicle is parked in front of the 2 car garage door or when vehicles are double parked in front of one another or in the turn around driveway extension areas. The responsibility for the removal of snow and ice at all other times when the Association does not provides services is that of the unit owner.

The Association nor our contractor can provide specific customized services at a particular home, set up services to accommodate particular work schedules, remove snow cleared from parked cars or provide services when doing so could result in personal injury. Our contractor also cannot knock on doors to alert residents of arrival or wait for you to move vehicles.

Please remove all doormats, pet tethers, path and holiday lighting, chairs, grills, patio items and the like from the sidewalks and driveways around your home. These items are easily hidden by snow and darkness when services are performed and can cause severe personal injury or equipment damage, which results in extreme delays in the clearing of snow. Neither the Association nor Contractor will be responsible for damage to these items and services may not be provided in these areas where guidelines are ignored.



Trash Collection, Pets and Complaints

- Place carts at the curb no earlier than 4:30 PM Wednesday.
- If a holiday occurs during the week, the collection day will be Saturday.
- Remove refuse carts from the curb by 6:00 PM Thursday.

Trash Cart -

- Bagged household garbage and non-recyclable trash
- Cart lid opening must face the street and handle must face the home and placed on tree lawn approximately 3 ft. from curb

Recycle Cart -

- **Cans, Cartons** (milk, soup, broth and juice)
- **Glass bottles and jars**
- **Paper and cardboard** (excluding sanitary items and those contaminated with food)
- **Plastic bottles & jugs**

Recycling Guide -

<https://www.kimblecompanies.com/Resources/Recycling-Guide>

Bulk Item Guide -

<https://www.kimblecompanies.com/Portals/0/PDF/Bulk-Item-Guide-4791.pdf>

Pet Waste must be removed immediately after its deposit on the grounds.

- Pets must be **hand leashed** whenever outside your unit.
- **Complaints** about an Association resident must be in writing, contain the signature of the complaining party and be sent via US Mail. Complaints about resident behaviour are not accepted in person or by telephone, fax, or e-mail.

Subscribe

Would you like to receive **Trail Notes**, special resident alerts or certain information of community interest by e-mail?

SUBSCRIBE to our mailing list.