



# News From MY HOMETOWN

April 2013  
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THE OFFICIAL PUBLICATION OF THE HOMETOWN KYLE HOA

## 2013 BUDGET CUTS

Over the last several months, your HOA Board of Directors has been working diligently to finalize the 2013 budget, which requires some significant cuts. In doing this, the Board maintains a commitment to upholding the appearance and standard of the neighborhood.

As you read the articles in this month's newsletter, you will see issues surrounding our expenses and budget constraints. Our estimated income for 2013 is \$215,490. Our budgeted expenses total \$257,436. In addition, we need to save \$38,000 this year for reserve funds.

In total, we have been able to lower expenses by \$34,537, but we still face a deficit of about \$80,000 for 2013.

The expense reductions include:

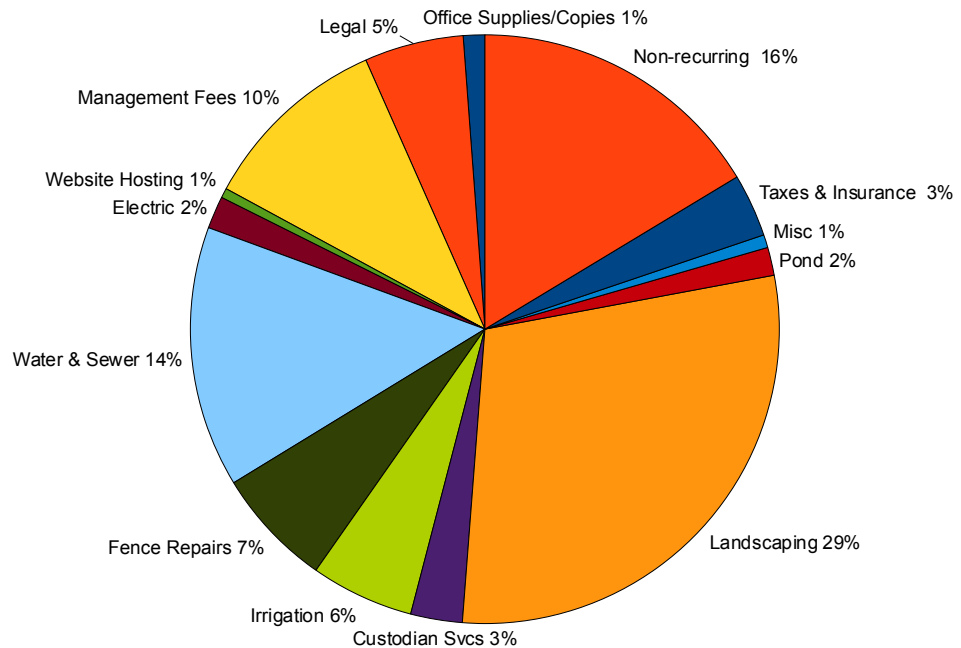
- Office supplies/copies used by the management company on our behalf cut by \$1,000.
- Expenses associated with our newsletter dropped almost entirely, saving \$3,185 by changing to a new newsletter service.
- The annual budget of \$5,000 for social events was cut entirely. Instead - as you may have noticed in the last newsletters - we are encouraging the HTK neighbors to create social opportunities through community-wide, informal get-togethers.
- Reduce water usage by capping non-tree sprinklers along FM-150 and

Old Stagecoach, as well as by transitioning the watering of grassy strips along Hometown Parkway to the homeowners. Anticipated savings is \$21,200. However, if the results prove unacceptable, we will reopen the sprinklers.

- Transition the responsibility of mowing the grassy strips along Hometown Parkway and Camelia Parkway to individual homeowners, saving \$7,800.
- Replacing seasonal plants at both neighborhood entrances along FM-150 with annuals in order to minimize costly color change outs, enabling us to save \$3,004.
- Reduction of mulch to a minimum, totaling a \$5,900 savings.
- Playscape repairs were \$2,100 under budget, reflecting another cost savings.
- Divide the staining of HOA fence into phases. Instead of spending \$69,000 in one year, we reduced that expenditure to \$23,000 per year over a 3 year period.
- Avoided cost associated with staining the homeowners' side of the HOA fence.

*Please use the website to communicate any ideas you may have for us to make our dollars go farther.*

### 2013 Expenses After Reduction



# MY HOMETOWN

## BUSINESS CLASSIFIEDS

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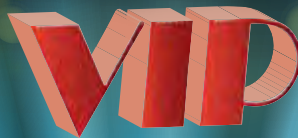
## HOMETOWN KYLE PROPERTY MANAGEMENT:

Goodwin Management Inc  
Manager: Marilyn Childress  
[marilyn.childress@goodwintx.com](mailto:marilyn.childress@goodwintx.com)  
512-750-2883

## Their Dues vs. Our Dues

From time to time comparisons are made between the quarterly dues assessment here in Hometown Kyle with that paid in other subdivisions, specifically Plum Creek and Silverado. Conversations were had with board and management members of these two communities, and what was learned may provide some understanding behind the numbers. Plum Creek's assessment is \$130.75 per quarter. Much higher than ours. With smaller lots than ours, they have more homes 'per acre', and therefore collect proportionately more in dues. Right now, they collect from approximately 1,600 homes. They also receive income from commercial property. These 3 factors combine to provide them with much greater income than we have. Silverado's assessment is \$75.00 per quarter. Again, their lots are smaller, so they collect from more homes 'per acre' than Hometown Kyle does. They have 425 homes. It is believed their dues will be increasing in the near future. What the board members/management of both properties acknowledged is that they have only a fraction of what Hometown Kyle has in the way of HOA fence to maintain and common area to irrigate and landscape. The fence that Plum Creek does have is vinyl, which requires much less maintenance. Hometown Kyle's wood fence, common area irrigation and landscape are big expenses which neither of the other communities have. As you read the articles in this month's newsletter, you will see issues surrounding our expenses and budget constraints. Our estimated income for 2013 is \$215,490. Our budgeted expenses total \$257,436. In addition, we need to save \$38,000 this year for reserve funds.

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## WHY IS THE 2013 BUDGET IN A DEFICIT?

In the past year, a few factors have emerged which have placed significant demands on our budget dollars:

**1** - the increases in water rates by the city of Kyle. We have each experienced the effects of the increase in water rates. The HOA is no different.

**2** - increased water usage as a result of irrigation repairs, and the cost of irrigation repairs. The HOA inherited a problematic irrigation system. If there is a breakdown any place along the line, no watering occurs after that point. As we have worked over the last 2 years to repair the issues, the good news is that more areas are receiving water consistently. The bad news is that we use more water. Also, the system will continue to need improvement, as well as the maintenance required of all irrigation systems.

**3** - the HOA fencing has come of age and now requires regular repair and painting. A wood fence requires regular maintenance, and we inherited over 20,000 linear feet of it. Even splitting the staining into only a portion of the fence lines per year, we still face about \$40,000 a year in routine fence maintenance and repairs. This does not include any needs that may arise to refoot leaning posts or columns. In light of these costs, we have begun investigation of other fence options. To date, we have found:

- Estimates for installation of a vinyl fence, not including removal of our existing fence, are around \$780,000.
- Estimates for installation of a concrete fence (made to look like wood), including removal of our existing fence, are around \$1,000,000.

**4** - the builder no longer covers any shortfall of cash to pay bills each

month. Up until approximately 2 years ago, the builder covered any shortfall in the cashflow to cover bills to be paid in each month. Once the subdivision reaches a milestone of homeownership and BOD control, the builder is no longer required to do this. Ryland continued this practice for an extra period of months, but discontinued this early last year.

**5** - the accounting process with the new management company shows the actual dollars much more clearly than that of RealManage, whose accounting process masked the actual status. RealManage's accounting practice was based on what dollars "should" be in the bank account, not what was actually in the bank account. At one time, we had approximately 30% of homeowners delinquent in the payment of their dues. This was not reflected in the monthly accounting numbers provided to the BOD by RealManage. The figures that appeared are what should have been collected from 100% of the homes. Because of this, we ended up spending some of what should have been put away in reserve for future needs.

**6** - reserve fund for future replacement and repairs. It is a standard requirement for HOA's to maintain a reserve fund, building a savings account to handle large asset replacement and repair in future years. We have had a reserve study performed and are reviewing the amount we will need to incorporate into the budget to prepare for the future.

**7** - delinquency of homeowner payments. Over the past year, we have implemented processes to reduce the number of delinquent payments. We incorporated an average of 15% delinquency in the 2013 budget to account for this issue.

## Come grow well with us!



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## Reduce your electric Bill Now!

The largest user of energy in the typical Texas home is your A/C Heating system which can account for more than 50% of your utility bill.

Energy use by your AC -Heating system is affected by many factors such as system cleanliness, freon levels, attic insulation, system operating efficiency, shading on the home, quality and sealing of the windows and doors, duct leakage and, of course how well it is taken care of!

- Change your filters every 30 days. Even if you use filters that say 90 days, do it every 30! Maximum airflow is the key to your systems performance and efficiency!
- Pour bleach into your drain line 2 or 3 times a year. If you don't know exactly where to do this, call us and we can tell you or do it for you as part of a regular Maintenance Plan.
- Use a digital-programmable thermostat. These t-stats are better for your system because of the built in time delays, they save energy by running only when you want them to, and they are much more accurate.
- Keep your outdoor unit free from tall grass and intrusive shrubs. Be careful not to damage the Freon lines or electrical when you do this.
- Make sure your attic has the proper amount of insulation. Energy standards have increased in the last few years and energy costs have gone up. Have us, or an insulation company inspect this!
- Have your system cleaned and checked every year. We have established a system for smart homeowners who want to keep their systems operating at peak performance. Join now and get last years pricing! Its only \$149 for 2 tune-ups per year! Tune up the A/C in the Spring and Heater in the Fall. This can easily save you \$200 a year or more in energy costs and make you more comfortable in your home. In fact, we guarantee it!

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## FENCING

Our ongoing efforts to repair and repaint community fencing has sparked interest in other options, such as installation of concrete and vinyl fencing. Here's the information we have gathered so far. 2013 staining and repairs for a portion of our wooden fence will run approximately \$40,000. Estimates for installation of a vinyl fence - does not include removal of our existing fence - are around \$780,000. Estimates for installation of a concrete fence (it's made to look like wood) - includes removal of existing fence - are around \$1,000,000. If you have helpful information about less expensive solutions that are more sturdy with lower ongoing maintenance costs, please email your HTK Board of Directors at [hkboard@gmail.com](mailto:hkboard@gmail.com).

## TRASHCANS

Since January, violation notices have been given to homeowners whose trash cans are visible from the street. During our March 12th board meeting, a discussion was held regarding those violations and interpretation of language in our CC&Rs. Consequently, between now and the annual meeting in June, the board will be considering issues raised about storing trashcans and what "properly screened from view" means. In the meantime, the board has agreed to temporarily return to the practice that was allowed when homeowners were adjusting to the City of Kyle's change to 3 trashcans. During that grace period, trashcans could be stored in front of the homeowner's fence, but behind the air conditioning units.

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**DATE:** Tuesday, April 30th

11:00 am Registration - 1:00 pm Start

**LOCATION:** River Place Country Club

**FORMAT:** 4-person scramble

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