



LAKE MANASSAS

Residential Owners Association

# 2011 Lake Manassas Annual Meeting

President's Report

Errol Unikel

# Mission / My Commitment:

- Working with the Board , CMC (Management) and Committees:
  - Maintain fiscal responsibility while protecting community assets. This means:
    - Maintain our infrastructure
    - Assure operational effectiveness
    - Protect our property values
  - Promote positive quality of life
  - Communicate
    - Keep residents informed / create interactive dialog

# Community Survey – Resident’s Priorities

- Thanks for help from Communications Committee
- 135 responses received
- Top 3 priorities:
  - 1<sup>st</sup> = Finances / Budget / Delinquencies - 74 votes
  - 2<sup>nd</sup> = Gate Operations - 24 votes
  - 3<sup>rd</sup> = Environment and Landscaping - 14 votes
- Email communications top choice for information
- Website next choice
- More surveys planned

*One clear message is that residents want useful information from Management and the Board*

# Lake Manassas PROGRESS

## FINANCES / BUDGET

- Balanced FY 2012 operational budget
  - minimal dues increase
- Fully funding the Capital Reserve contribution for FY2012
  - Reserve Study updated in May 2011
- Continued reduction in Delinquencies
  - Strong commitment to collecting \$\$ owed

# Lake Manassas PROGRESS

- CONTRACT NEGOTIATIONS
  - Landscape Maintenance Contract Renewal -- KCS
    - 5 year contract / significant savings / reinvestment credit of 10%
  - Trash Contract Renewal - American
    - Approximately \$50.000 SAVINGS over 5 yrs
    - Includes 64 gallon recycling toters with lids
  - Pool Management Contract Renewal -- Clear Blue
  - LMROA Insurance Renewal
    - Costs requested for Earthquake and Flood coverage.
  - Contracts out to bid in FY2012
    - Irrigation Maintenance and Repairs
    - Asphalt Repaving / Repair
    - Snow Removal
    - Security Monitoring Systems

# Lake Manassas PROGRESS

- COMMUNITY AGREEMENTS  
(provide services / liability protection)
  - Swim Team Agreement reviewed and renewed.
  - Pool Rental Agreement for member rental established.
  - Fitness Program Agreement (Fitness Boot Camp) reviewed and renewed.
  - Tennis Program Agreement in process

# Board Resolutions Approved - Past Year:

- Goal = clear and concise documents and procedures. Following were created, revised or amended:
  - Community Handbook
  - Modifications and Communications Committee Charters
  - Investment Policy
  - Complaint Policy
  - Records Retention Policy
  - Assessment Collection Policy
  - Modifications Resolution
  - Nominating Committee Charter
  - Newsletter Advertising Resolution
  - Committee Member Non-Disclosure Statement

# Lake Manassas PROGRESS

- Project Highlights - Maintenance / Repair / Enhancements completed or underway.
  - Asphalt repair / repaving
  - Trees planted in Bonnie Briar Circle
  - Scheduled - Landscaping Valderrama Circle / Turtle Point Curbs and Sidewalks repaired / throughout community
    - additional repairs to come Spring 2012.
  - Irrigation enhancements - additional heads added at Swim & Tennis Center
    - Scheduled - Spyglass Circle

# Lake Manassas PROGRESS

- Project Highlights (cont.)
  - Pool - white coating, adding new gated entry system, painting light poles and pool house and replacing damaged sidewalk
  - Converting one tennis court to full basketball court
  - Dead trees /damaged landscaping removed – more to do
- Gate and Guard procedures revised / performance under continual review / Survey soon about potential changes
- Security monitoring system under consideration

# Lake Manassas PROGRESS

- Committee Leadership and Involvement
  - Two new committees created.
    - Modifications Committee - review modification applications / assist revising Design Guidelines
    - Communications Committee - better inform the community / improve dialog between Board and residents
  - Repositioned New Construction Committee (NCC)
  - PLUS - quarterly Committee Chair meeting serves as an Executive Committee to the President. Helps with priorities and issue resolution

# Lake Manassas PROGRESS

- Committee Leadership and Involvement (*cont.*)
  - Transition Task Force assembled
    - attract new Board Members (Dec 2012)
    - assist transition to an all resident Board
  - Building stronger operational / working relationships between Board, Committees and CMC Management
    - Lisa Tarlecky – Onsite Manager
    - Rebecca Watkins – Portfolio Manager
    - Jan Ward – Division Director

# Lake Manassas PROGRESS

- COMMUNICATING with Residents – what you want and need
  - 299 registered on website / 290 email list
  - Increased email usage
  - Website continuing to evolve
  - Quarterly Newsletter -- Modified format / new columns / pays for itself / improvements planned
  - Bulletin Boards
  - “Meet and Greets” + Board Meetings + Annual Meeting

**PLEASE CONSIDER GETTING MORE PERSONALLY INVOLVED**