

# Hollymead Citizens Association

Post Office Box 7511 Charlottesville, VA 22906



## Newsletter

Winter 2006/07

### 2007 Budget, Dues, and the Reserve Study

The dues for 2007 will increase \$4 per quarter to \$121 (Class A Homeowners) for the first two quarters of the year. Then they will decrease \$4 per quarter, to the current \$117 for the remainder of 2007. The reason is that we will finally pay off the pool loan at the end of the second quarter. The original resolution passed by the Association in 1996 provided that the \$32 increase for the pool loan would be decreased by at least 10% when the loan was paid off, with the expectation that the remaining funds would be used for capital reserves and improvements.

We also received in November the final reserve study for Hollymead. State law mandates that all homeowners associations conduct a reserve study every 5 years. We have never had one and are finally in compliance. The study is designed to let the association know what it can expect in the way of future expenses to repair and replace its capital improvements. The Board hired TEC, Inc. to perform the study.

Our pathways, the pool, poolhouse, and the playground are among our biggest future reserve requirements. However, our 3 ponds and half-interest in Lake Hollymead represent a very significant future expense. Ponds and lakes require dredging approximately every 35 to 50 years to remove the heavy silt buildup. The pond behind the townhomes was dredged as part of an arrangement with Hurt Construction to permit them to use association land for required runoff controls when the townhomes were built. That saved the association about \$50,000. The ponds to either side of Easy Lane are both heavily silted and need dredging very soon. The expense for these two ponds will probably exceed \$100,000. Lake Hollymead is a huge issue. We have been in discussion with both Forest Lakes and the County of Albemarle but don't have any current resolution. Of course, all of us feel that the runoff from the Town Center has greatly accelerated the timetable for dredging Lake Hollymead.

The bottom line is that the reserve study indicates that we need to set aside \$74,140 each year, in 2006 dollars, for the next 20 years, to meet our reserve requirements. The board has been budgeting \$25,000 per year for the past 4 years and the pool fund has generated some additional moneys which we are dedicating for this purpose. In addition, we expect to come in under budget for 2006. With the current budget as approved, we will place at least \$50,000 into reserves in 2007, not meeting our current reserve requirement, but moving substantially in that direction.

In 2006, we spent as a percentage of dues, approximately

- 36% on Trash Collection
- 17% on Pool Loan Principle and Interest
- 11% on Insurance, bookkeeping, office and mailing expense
- 11% on Common Area mowing and maintenance
- 25% to Reserves

The Reserve Study may be viewed in its entirety on [WWW.Hollymead.org](http://WWW.Hollymead.org)

The 2006 income and expense report, along with the 2007 budget, is included in this mailing.

### Neighborhood Watch

#### Albemarle County Neighborhood Watch Program

In October, at Peace Lutheran a car was broken into and a purse was stolen. In September and November, Hollymead Elementary was vandalized by spray painting.

Hollymead participates in the Albemarle County Neighborhood Watch Program. We do not currently have neighborhood block captains. Our neighborhood does not experience high levels of criminal activity but we would like to be able to inform our community when suspicious or criminal behavior has occurred. We encourage all homeowners to participate in the Hollymead Yahoo Groups to keep informed and to also report suspicious activity when it happens. This is our neighborhood bulletin board and the more neighborhood members we have the better for all.

If specific neighborhoods would like to set up a Watch Program on their street, I can facilitate a Crime Watch block party for new and old neighbors to get to know each other. Springtime would be a good time for this.

Anna Freshwater  
Crime Watch Coordinator  
[afreshwater@hollymead.org](mailto:afreshwater@hollymead.org)

**Next HCA Board Meeting –**  
Monday, January 8th, 7PM at the Silver Thatch Inn. HCA members are welcome to attend any Board meeting.

## Hollymead Grounds Committee

At our website, you will find the Hollymead map. This map shows where on each street, the common areas are to be accessed from each street. As many new homeowners have moved in and do not know these locations, it can be a mystery or hearsay how one gets there.

The Grounds Committee is also looking for part-time handyman/gardener for light clean up or trimming to the common areas after storms and seasonal changes. If you know of anyone or if you are interested yourself, please contact us.

We would like to remind pet owners to respect their neighbors and clean up after their pets. Also, now is a good time to clean up our yards to keep our Hollymead looking nice.

Anna Freshwater  
Grounds Committee  
[afreshwater@hollymead.org](mailto:afreshwater@hollymead.org)

**WEBSITE** – Be sure to check [WWW.Hollymead.Org](http://WWW.Hollymead.Org) for news, info, and for copies of our Declarations and Covenants.

For breaking news, join our newsgroup at <http://groups.yahoo.com/group/Hollymead/join>

## Trash

We have received numerous complaints about our new trash service provider, Allied Waste. Unfortunately, we are contracted with them for at least two more years. Meanwhile, we are working to resolve the problems. However, please feel free to take your complaints straight to Allied Waste. They tend to respond rapidly to individual problems. Ask for the operations manager. You may also wish to email us with your problem at [Trash@Hollymead.org](mailto:Trash@Hollymead.org)

ALLIED WASTE 295-4177

## Mature Responsible Babysitter

Hi! My name is Katie Dunnivan, and I am a junior at AHS. I have completed an early childhood development and safety class and have experience caring for children of all ages – infant to preteen. So, Moms, go ahead and plan a night out on the town – and give me a call today! My number is 975-2188.

References available upon request.

# The Silver Thatch Inn

Great Food and Lodging  
Dinner Tues – Sat 5:30 – 9:00  
Sunday Brunch 11:30 am – 2:00 pm

3001 Hollymead Dr.  
Charlottesville, VA 22911  
(434) 978-4686  
[www.silverthatch.com](http://www.silverthatch.com)  
A smoke-free inn

Bring in this add for a 10% Discount

*Reservations Recommended*

## HCA Board of Directors

Pete Chapman 1590 Robin Lane 964-1765 Home <a href="mailto:Pchapman@Hollymead.org">Pchapman@Hollymead.org</a>	4/2007	Vice-President Pool (Chair) Finance
Audrey Moruza 1755 Goldentree Place 975-4828 Home <a href="mailto:Amoruza@Hollymead.org">Amoruza@Hollymead.org</a>	4/2007	Landscaping (Chair) Pool
Charlie Smith 1560 Robin Lane 973-8844 home 242-8950 Cell <a href="mailto:Csmith@Hollymead.org">Csmith@Hollymead.org</a>	4/2007	President Finance (Chair) Neighborhood Liaison (Chair) Trash (Chair)
Wayne Bader 1675 Sourwood Pl 975-4160 Home <a href="mailto:Wbader@Hollymead.org">Wbader@Hollymead.org</a>	4/2008	Design Review (Chair) Landscaping
Vacant	4/2008	
Carole McIvor 1027 Somerchase Ct 964-1600 Home <a href="mailto:Cmclvor@Hollymead.org">Cmclvor@Hollymead.org</a>	4/2008	Townhome Liaison (Chair)
Anna Freshwater 1810 Tinkers Cove Rd 973-3308 Home <a href="mailto:Afreshwater@Hollymead.org">Afreshwater@Hollymead.org</a>	4/2009	Grounds (Chair) Neighborhood Watch (Chair) Neighborhood Liaison
Vacant	4/2009	
Vacant	4/2009	
Trish Cuthbert PO Box 7511 Charlottesville, VA 22906 975-2188 <a href="mailto:Treasurer@Hollymead.org">Treasurer@Hollymead.org</a>		Treasurer/Secretary