



2021 Budget

For 2020, our actual spend remained within the approved budget. There are no significant changes proposed to our customary expenditures.

	2020 Budget	2020 Actual (Est)	% Budget	2021 Budget
Electric	\$ 5,250	\$ 6,077	116%	\$ 6,100
Insurance	\$ 2,000	\$ 1,806	90%	\$ 2,000
Landscape	\$ 6,200	\$ 6,788	109%	\$ 7,800
Misc	\$ 1,000	\$ 517	52%	\$ 750
Tax	\$ 2,750	\$ 2,642	96%	\$ 2,750
Pool Expenses	\$ 11,200	\$ 8,388	75%	\$ 8,700
Water	\$ 1,800	\$ 1,246	69%	\$ 1,500
Budget Totals	\$ 30,200	\$ 27,464	91%	\$ 29,600

Major Road Landscaping Project

The board proposes a major renovation to the landscaping along Major Road and at each of the neighborhood's entrances. Funding options for this project are detailed in the enclosure.

Election of Directors

The terms of all current board members are expiring at the end of 2020. However, all current board members are willing to serve an additional term.

The proposed HOA board is as follows:

Jason Knox – President (currently VP)
Jarrod Beal – Vice President (currently President)
Andrew Sentell – Secretary
Thomas Holcombe – Treasurer

MAJOR ROAD LANDSCAPING PROJECT PROPOSAL

Kingsland Neighbors:

As most of you are aware, the landscaping along our entrances and Major Road has been in slow decline over the last few years (aging/rotting trees, no refurbishment of landscaping around signage/entrances, etc.). The HOA and Board has made an effort to maintain the original landscaping that is now nearing 20+ years old with minimal cost, and mostly driven by “band-aid” fixes (replacing rotten/fallen trees one at a time, volunteer clean up, etc.) along with the volunteer efforts of our neighbors (trimming overgrown shrubs, spreading pine needles, hauling debris to the dump, etc.)

Over the last 6 months, the HOA board has taken on the task of assessing the current landscaping along Major Rd. and both neighborhood entrances in depth. Through a series of meetings and conversations with landscape management companies and arborists it has been confirmed that the Bradford Pears and Leyland Cypress trees that make up the bulk of our landscaping are at the end of their life cycle, in addition to substantially deteriorated landscaping around each of the 4 signs at the actual street entrances. The average Bradford Pear has a life cycle of 15-25 years, and the average Leyland Cypress has an average life cycle of 10-20 years. Most of the trees are currently at the tail end of this cycle or beyond and several have rotted and cracked, most recently in the wind storm just prior to Halloween. Thus far, the HOA has replaced rotted trees that were completely unsalvageable with removal and then replanting a young maple tree. Each time, the cost is roughly \$900-\$1,000 by the time the damaged tree is removed, stump ground, and then replaced.

While the timing of this is never ideal, the board feels strongly that a proactive approach to the problem is the best solution. Kingsland is one of the most desirable neighborhoods in the Wren School district as evidenced by the recent home sale prices and time on market for homes listed in our neighborhood. Staying ahead of maintenance issues and monitoring curb appeal help to preserve the desirability of our neighborhood and long-term help in driving home value for all neighbors.

There have been 2 dues increases in the 20+ year history of our neighborhood, which is quite amazing (think about how many times the cost of your cell phone, TV, insurance, etc. has gone up over the last 20 years with nothing more in return...). In the best interest of our neighborhood, the Board also reached out to other neighborhoods (with similar home sizes/prices/amenities) and found that many of our “peer” neighborhoods were paying dues substantially higher with nothing more in return...some having even less curb appeal, unfinished infrastructure, no street lights, etc. Also worth noting, our HOA has continued to be managed by neighbors, eliminating additional cost of a 3rd party management company that many peer neighborhoods face.

The Board has compiled several options below for everyone to consider.

There are 4 primary components to the project outlined in the proposals below:

- Tree Removal: Full removal of all Bradford Pears and Leyland Cypress along Major Rd. by a licensed/bonded tree removal professional.
- Major Rd. Landscaping: Full replacement of new landscaping down the 400ft. along Major Rd. and the sidewalk. Includes drip line for irrigation. Existing Crape Myrtles and Hollies will remain in place. Landscaping will begin from sidewalk and run up the crest of the natural berm.
- Front Entrance Landscaping: Full replacement of landscaping in 4 areas surrounding the Kingsland entrance signs.
- 400' Privacy Fence: In removing the Leyland Cypress and in an effort to create a longer-term more sustainable landscaping plan the proposal is to add 400' of wood colored vinyl privacy fencing behind the proposed new landscaping. This will provide privacy and additional

noise barrier from Major Rd. and also be a longer-term solution with minimal upkeep.

Replacement landscaping has been done with minimal future maintenance in mind using plants, trees, etc. with a more manageable growth cycle while still being aesthetically pleasing (examples of similar landscaping in nearby neighborhoods Rushton and Airy Springs).

All previously replaced maple trees were incorporated into this planning so that we do not lose the \$2,000-\$3,000 we already have in replacement cost of rotted trees.

The landscaping numbers are fairly accurate estimates provided by Landworks of the Upstate (our current landscape maintenance contractor)...most other companies wanted a \$1,500-\$2,500 fee to design the landscaping (Landworks provided this for free based on our long-term relationship and the Board does feel their quote to be in line with what market cost of this is currently).

The removal of all Bradford Pear and Leyland Cypress trees was priced based on a one-time removal of all trees and this quote was provided by Seasoned Tree Care, LLC (the cost does increase if we try to split this up in phases due to mobilization of equipment, etc.).

The Board did consider a phased approach; however, the cost for most contractors was substantially higher as well as consideration of aesthetics of replacement landscaping and growth rates.

All work will be bid out to a minimum of 3 contractors prior to awarding the job depending on the decision made as an HOA/Neighborhood.

While believed to be fairly accurate, all numbers are still quotes/estimates by professionals.

Option 1 – Keep Annual Dues at \$450 but enact a One-Time Special Assessment - Project Fully Complete in 2021/early 2022

Tree Removal	\$	24,025
Major Rd Landscaping	\$	23,000
Front Entrance Landscaping	\$	3,500
400' Privacy Fencing (b/w entrances only)	\$	19,500
	\$	70,025
Draw Down MM and Checking to \$5k Total	\$	(16,750)
	\$	53,275
2021 Special Assessment Total	\$	730

Option 1 would call for a special assessment of \$730 per household due not later than July 31st, 2021.

Option 2 – Keep dues at \$450 and Complete in Two Phases w/Special Assessment for Each - Project Complete in 2022

2021 - Complete "Between the Entrances" (along sidewalk only)

Tree Removal	\$	19,568
Major Rd Landscaping	\$	14,720
Front Entrance Landscaping	\$	-
400' Privacy Fencing (b/w entrances only)	\$	19,500
	\$	53,788
Draw Down MM and Checking to \$5k Total	\$	(16,750)
	\$	37,038
2021 Special Assessment Total	\$	507

2022 - Complete "The Smith's + Front Entrances"

Tree Removal	\$	4,250
Major Rd Landscaping	\$	8,280
Front Entrance Landscaping	\$	3,500
400' Privacy Fencing (b/w entrances only)	\$	-
	\$	16,030
Draw Down MM and Checking to \$5k Total	\$	(2,750)
	\$	13,280
2022 Special Assessment Total	\$	182

Option 2 would call for a special assessment of \$507 per household due not later than July 31st, 2021 and a special assessment of \$182 per household due not later than July 31st, 2022.

Option 3 – Raise dues to \$600 and execute the renovation when the project is fully funded (approximately 4 years).

This option would raise dues in the near-term from \$450/yr to \$600/yr. Dues would remain at this level until the project is fully funded. At which time, the renovation project will be executed in one phase (reference plan for Option 1). Subsequently, HOA dues contributions will be reassessed.

Option 3 calls for raising HOA dues to \$600/yr.