

Countryside Homeowners' Association, Inc. 2024 Winter Newsletter

March 2024

To all new and ongoing Countryside homeowners, this document serves as your notice for the annual homeowners' meeting, providing herein sufficient information for you to attend or provide a proxy vote for the meeting. The items below may be discussed and/or voted upon at the annual meeting. This is YOUR ASSOCIATION! We really need your input and strongly urge you to be present.

1. Annual Meeting Date, Time, and Location Announced

The Countryside Homeowners' Association Inc, annual meeting will be **April 24th, 2024 at 7:00PM**. The meeting will take place at the Essex Police Department and in a virtual meeting room. Information on joining the meeting will be available at <http://www.countrysidevt.org/business.html>

2. **Annual Budget Vote**

The Board of Directors has prepared a proposed budget to be voted on at the annual meeting. The proposed budget is based on the Association's 2024 anticipated operating and capital expenses. While we understand that this comes on the heels of last year's increase, increases to base costs are rampant, and the Board has determined that **the annual assessment must rise to \$170 for 2024** in order to meet our operating needs and reserve contributions. We encourage you to review the proposed budget and attend the meeting where the proposed budget's details will be discussed. If the budget is adopted by the membership, the assessment will rise to \$170.

For a more detailed accounting of the proposed budget, and to obtain copies of the Association's 2024 financial statements, please log onto your owner portal with Garrett's Properties where you will be able to find these documents. If you are having trouble accessing your owner portal, please contact Garrett's at hoa@garrettsproperties.com or by calling **802-613-3614**

3. Payment of the Annual Assessment

The Board would like to thank the homeowners in our community who pay their annual assessment in a timely manner. The Board has an obligation to its members to ensure collection of the assessment and it is incumbent upon each homeowner to ensure timely payment. You will receive a statement for the assessment, along with the spring newsletter, in mid to late April/early May. If a payment plan is needed, take the initiative to contact Garrett's Properties by emailing hoa@garrettsproperties.com. Numerous invoices have been submitted to delinquent parties. If you are listed and would like information on how to pay, please contact Garrett's Properties by email or calling **802-613-3614** to rectify this matter.

Unit owners listed below either still need to make contact with management AND/OR have an open balance. Please contact management at HOA@GARRETTSPROPERTIES.COM or by calling 802-613-3614

Last Name

Address

[REDACTED]

[REDACTED]

4. Proposed Budget Items

This year's budget includes funding for:

- **resurfacing the courts and reconfiguring to 1 tennis court and 2 pickleball courts;**
- pool attendants as usual;
- minor landscaping and improvements to the Rec Area;
- minor equipment replacement (signboards, etc.)
- maintenance of the median garden; and
- additional sun shading for the pool area.

The Fund Balance we maintain in anticipation of future infrastructure needs (e.g., pool, other Rec Area infrastructure) will grow in this budget, but due to increased costs of certain, long-period maintenance items like resurfacing the tennis courts which is anticipated to cost twice as much as last time, we will bank less money than usual. Additionally, we may find ourselves pivoting from this year's "flagship expenditure" to another — replacement of the pool liner — if that is found to be the greater need once the pool is opened and inspected for the season. (In that case, we will contract for a cleaning of the tennis court surface this year and budget for resurfacing in 2025.)

We welcome bids for projects and accounting from qualified parties (preferably from the neighborhood). Please contact the Board at board@countysidevt.org.

Our transition to management by Garrett's Properties Management Company is ongoing, and the Board appreciates the community's engagement during this change. While many of you have already made use of Garrett's Properties convenience features (like online dues payment), we continue to follow up with property owners who haven't fully transitioned. Please don't hesitate to reach out if you have questions or concerns! hoa@garrettsproperties.com or 802-613-3614.

5. Community Events

The date of the annual yard sale will be Saturday June 8 from 8:00am-3:00pm, and the CHA Board will provide the advertising in the local papers. Pickleball leagues and periodic "BYO" get-togethers at the Rec Area will continue again this year, with more information to follow in our April newsletter. If you would like to organize a community event like an ice cream social or community BBQ, please contact your CHA Board to coordinate.

Any teen or college student (age 16 and older) interested in summer Pool attendant position please contact Gail Connors gesconnors@aol.com or 802-316-7182 for more information.

6. Community Note and Contact Information Request

There have been changes in the CHA Board, and we have lost members. Please consider serving; we're always looking for new members and new fresh ideas!

7. Community Forum





In addition to the email notification for social communications, Garrett's has a community forum that you are able to access through your owner login. This forum is a great way to send general information throughout the Countryside Community. If you are in need of recommendations, looking for misdelivered packages or getting local activity notices out, this is a great way to inform all homeowners. These activity notices could be anything from scheduling pickleball games with your neighbors to reminding folks that seasonal sport sign ups are approaching for the kids.

8. Selling Your Home

Whether by owner or with a realtor, a re-sale certificate from the Countryside Homeowners Association is REQUIRED! Please contact Garrett's Properties Management Company in ADVANCE to request this document. The request should be emailed to hoa@garrettsproperties.com.

Please check our website regularly for updates: <http://www.countrysidevt.org>

Existing Board Members:

Evan Einhorn	President		president@countysidevt.org
Sam Hooker	Vice-President		vicepresident@countysidevt.org
Micah Hagan	Secretary		secretary@countysidevt.org
	Treasurer		treasurer@countysidevt.org

Matthew Phillippo
Gail Connors

Director
Director



board@countrysidevt.org
board@countrysidevt.org

9. Proxy Voting

In the event that you will not attend the annual meeting, please complete and return the proxy to the Association. Return it by (1) mailing to the **Countryside Homeowners' Association; % Garrett's Properties PO Box 5387, Essex Vt. 05453**; (2) placement in the drop box located at **13 Tamarack Drive**; or (3) scanning the completed form and emailing it to the Association at **HOA@Garrettsproperties.com**. For those who are unfamiliar with this process, voting by proxy is the legal means by which your vote will be included in your absence at the annual meeting.

To mail your proxy vote, use this form below:

**COUNTRYSIDE HOMEOWNERS ASSOCIATION
ANNUAL MEETING 2024
BALLOT FOR PROXY VOTE**

I, _____, residing at _____
(Please print name) (Please print street address)

do hereby assign the Countryside Homeowners Association Board of Directors the right to cast my vote by proxy at the Annual Meeting on April 24th, 2024. My voting preference is marked below.

Signed, _____ this _____ day of _____ 2024.
(Please sign here)

☐

YES I approve CHA 2024 Annual Budget

☐

NO I DO NOT approve the CHA 2024 Annual Budget

Please mail to Countryside Homeowner's Association, C/O Garret's Properties P.O. Box 5387 Essex, Vt.05453
Vote must be received by April 24th, 2024 to be included in the vote.

COUNTRYSIDE HOMEOWNERS ASSOCIATION
c/o GARRETT'S PROPERTIES
P.O. BOX 5387
ESSEX, VT 05453

**Countryside Homeowners Association (CHA)
Annual Newsletter - March 2024**

**Countryside Homeowners Association
ANNUAL MEETING**

**WEDNESDAY APRIL 24TH, 2024 - 7:00 P.M.
ESSEX POLICE DEPARTMENT
AND ON-LINE**

COUNTRYSIDE HOMEOWNERS' ASSOCIATION, INC.				
2023 OPERATING AND CAPITAL BUDGET				
DRAFT BUDGET 3/9/2024				
	2023	2023		2024
	<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>	<u>BUDGET</u>
INCOME				
Assessments	38,750	33,392.50	5,358	42,500
Late Fees Income	0		0	0
Miscellaneous Income	0		0	0
			0	
TOTAL INCOME	38,750	33,392.50	5,358	42,500
EXPENSES				
Administration	1,200	1,270.60	(71)	1,300
Capital Expenses	2,500	2,000.00	500	2,500
Insurance - Other	1,850	1,764.00	86	2,550
Grounds Maintenance Contract	4,000	3,644.31	356	4,500
Landscaping Services - Other				500
Legal And Professional Fees	0	0.00	0	750
Miscellaneous	100	42.29	58	100
Payroll Taxes	828	1,196.66	(369)	1,196
Pool Area Expenses	5,700	5,895.00	(195)	6,500
Pool Area Payroll	8,280	8,240.39	40	8,280
Postage And Delivery	250	194.00	56	250
Property Management - Other	6,825	4,149.00	2,676	6,825
Repairs - Other	4,000	3,110.00	890	3,500
Port-O-Let	545	642.00	(97)	642
Sign Install Expense				255
Supplies	125	50.00	75	125
Utilities - Other	1,673	1,467.34	206	1,700
Bad Debts	0		0	0
TOTAL EXPENSES	37,876	28,396.25	9,480	41,473
Net Income (Reserve Contribution)	874	4,996		1,027