



02/23/2023

Bella Vista Homes TAC
TAC Newsletter

Dear Homeowner,

The future success of our community lies in the participation of individual homeowners. Once the last lots are sold, a turn over meeting will take place and we will elect 5 board members. We would encourage anyone interested in the success of BVH to consider running in the board election. The board will be made up entirely of BVH homeowners. It is vital to the long-term health of the community that we find board members that will provide steady guidance. Initially, the terms are 1-3 years, then 3 years. You will oversee the HOA administration making financial and policy decisions.

Our annual budget is a matter of priority. Our dues have gone up from \$79.5 to \$94.5 per month. Some cost increases are expected in an inflationary economy. The TAC and a few volunteer property owners have been working with the Declarant to fully understand what is driving the increase. Here is a thumbnail of our understanding of the major factors driving up our costs:

- Increase of \$2.83 Property management, per homeowner, per month
- Increase of \$5.00 Reserve contribution, per homeowner, per month
- Increase of \$6.60 Ag Buffer maintenance, per homeowner, per month

We have a lot of questions regarding the Ag-buffer. Nothing is growing as planned, there is a lot of soil erosion and it is unsightly. We continue to work with the Declarant to provide a cost-effective solution that meets homeowners needs.

Finally, we encourage you to submit any questions to us by forwarding an e-mail to BVTAC@qpm.com. Any reasonable inquiry will be treated with respect, and answered promptly.

Please remember that we are homeowners just like you. We volunteer our time to provide representation in discussions with the current board. As we move forward, we are planning a community-wide meeting to add detail and answer your questions.

The Transition Committee