

Applecross Country Club Master

November 2020

RE: 2021 Approved Budget

Dear Applecross Country Club Homeowner(s):

The Board of Directors has recently completed the budget planning for 2021. Budget planning is always challenging, as the Board balances the need to maintain, remediate and develop a large country club community with significant consideration to controlling fees. This year has been uniquely more difficult, as we have also had to weigh in the effects of COVID-19 both financially, as well as, measuring the need for all of us to have a beautiful space to spend time in as we shelter at home.

Major drivers for the 2021 Budget included:

- A 2.8% increase in the Sports Membership Fee (Golf Course NOT HOA).
- A 2% contracted increase in Landscape Maintenance fees.
- A 3% contracted increase in Management Fees.
- Increased expenses for tree management and care as our trees throughout the property mature.
- Increased need for professional level consultation and oversight for maintenance and projects.
- Significant unanticipated expenses for remediation of stormwater inlets, trail bridges and retaining walls secondary to original design, construction and material failures.
- Continued added Transition expenses due to Pulte's continued delay in completing both Transition I and Transition II (Village Townes) construction.
- Difficulties in trying to predict snow removal costs in a changing weather environment.

The finalized 2021 budget calls for a 2.84% increase in HOA fees. The budget covers the realistic management of the property, necessary remediations and allows for some of the landscape improvements the community has requested. The amount set aside for snow removals were decreased from prior budgets. Should we experience weather that leads to excessive costs, a mid-year budget adjustment may be necessary.

The Board has scheduled a virtual meeting to review and answer homeowner questions about the 2021 Budget for **Wednesday, December 2, 2020 at 6PM**. A reminder for the meeting will also be sent. *Please find the attached WebEx meeting information!* Please join us!

Special Note to Estate homeowners: As you will note in the budget the 2020 and 2021 costs for managing the Estate gates are much higher than anticipated. Keeping the gates functional has

been complicated by damage, vandalism, and power outages. The Board has scheduled a virtual meeting for Estate Homeowners for **Wednesday, December 2, 2020 at 8PM** to discuss the Estate gates finances, the challenges, and next steps. We encourage all Estate homeowners to participate. Prior to the meeting you will receive a more detailed accounting of Estate gate expenses to review. Attached is the ZOOM meeting info.

**** Please see the 2021 FEE table below. Increases are included. ****

You will soon be receiving the 2021 coupon books as needed. If you would like to send a payment prior to receiving your coupon book, please make sure you have your account number on all of your checks (without dashes) and be sure to mail to: **Applecross Country Club HOA c/o FirstService Residential East, P.O. Box 363, Emerson, NJ 07603.**

If your association fees are set-up to withdraw automatically through the ClickPay ACH Direct Debit program, no action is required. The fees will be auto-updated accordingly. If you are using ClickPay ACH Direct debit, you will NOT receive a coupon book. PLEASE make sure to check you amount setting with ClickPay before 1/1/20

if you set payment up from your personal bank, you will need to update the fee amount!!

Please note the 2021 monthly fees per unit type:

Type	Country Club Sports Membership (Fees) 2021 2.8% increase (This fee is sent directly to the Club for their use.)	HOA Common Fee 2021 (This charge is for common area expenses detailed in the 2020 Budget.)	HOA Unit Type Fee 2021 (This charge is for on-lot landscaping services. Carriages include landscaping and snow removal, Estates for the gates.)	<u>TOTAL</u> <u>Monthly</u> <u>2021</u> <u>FEES</u>
Towns (N. Caldwell/Bolero)	\$164.50	\$90.50	\$49	<u>\$304</u>
Towns (Sills/Clement)	\$164.50	\$90.50	\$52	<u>\$307</u>
Carriages	\$164.50	\$90.50	\$66	<u>\$321</u>
Classics	\$164.50	\$90.50	\$0	<u>\$255</u>
Estates	\$164.50	\$90.50	\$46	<u>\$301</u>
Fairviews	\$164.50	\$90.50	\$65	<u>\$320</u>
Meadows	\$164.50	\$90.50	\$51	<u>\$306</u>
Villages	\$164.50	\$90.50	\$0	<u>\$255</u>
Village Towns	\$164.50	\$90.50	\$29	<u>\$284</u>

FirstService Residential, 400 Campus Drive, Suite 101, Collegville, PA 19426

Email: josh.rozzi@fsresidential.com, Fax: 610-489-3435, Phone: 800-870-0010.

www.fsresidential.com

Applecross Country Club Master

FirstService Connect – This site provides homeowners with access to their association account, association news, resident alerts, etc...

The site you would log onto is: <https://applecrosscountryclubhoa.connectresident.com>.

Please contact 800-870-0010 for any issues logging onto the website.

If you have any questions regarding the above content or in general, please contact Management at josh.rozzi@fsresidential.com.

Sincerely,

Joshua Rozzi, CMCA
Community Manager
On Behalf of the Board of Directors

Applecross Country Club - 2021 Budget									
DESCRIPTION		Budget 2020	Budget 2021	SECTION COST LAND	SECTION COST LAND	SECTION COST LAND	SECTION COST LAND	SECTION COST LAND	SECTION COST LAND
OPERATING INCOME									
ASSOCIATION FEES - COMMON		\$696,212	\$715,792						
ASSOCIATION FEES - UNIT		\$277,016	\$286,782	\$29.30	\$49.28	\$52.08	\$48.61	\$65.28	\$51.20
LATE FEE INCOME		\$5,000	\$4,500						
LEGAL INCOME		\$4,000	\$6,000						
MISC INCOME (FINES/NSF/Golf Cart,Gates etc.)		\$4,000	\$6,000						
GROSS OPERATING INCOME		\$986,228	\$1,019,074						
OPERATING EXPENSES									
GENERAL MAINTENANCE & REPAIR									
GENERAL MAINT & REPAIR		\$30,000	\$36,500						
ESTATE GATE MAINTNEANCE		\$3,000	\$12,700						\$23.01
TOTAL GENERAL MAINTENANCE		\$33,000	\$49,200						
GROUNDS MAINTENANCE									
LANDSCAPING/GROUNDS MAINTENANCE									
CONTRACT COMMON		\$146,983	\$132,000						
LANDSCAPING/GROUNDS MAINTENANCE		\$245,956	\$251,000	\$29.30	\$49.28	\$52.08	\$48.61	\$65.28	\$51.20
CONTRACT INDIVIDUAL UNIT									
LANDSCAPING PROJECTS		\$0	\$61,300						
LANDSCAPING GENERAL MAINTENANCE (Non-Contract)		\$65,000	\$68,776						
EXTERMINATING		\$4,500	\$4,500						
INSPECTIONS		\$6,000	\$3,000						
SNOW & ICE REMOVAL - Common		\$94,959	\$94,020						
SNOW & ICE REMOVAL - Carriages		\$15,000	\$7,500						\$17.36
STORMWATER BASINS		\$0	\$0						
TOTAL GROUNDS MAINTENANCE		\$578,398	\$572,096						
UTILITIES									
ELECTRIC		\$8,000	\$12,000						
WATER		\$8,500	\$9,500						
TOTAL UTILITIES		\$16,500	\$21,500						
INSURANCE									
PROPERTY/LIAB INSURANCE (include taxes)		\$15,000	\$16,000						
TOTAL INSURANCE		\$15,000	\$16,000						
TRANSITION									
TRANSITION I		\$27,000	\$10,000						
TRANSITION LEGAL I		\$11,000	\$10,000						

APPLECROSS Country Club HOA

2021 BUDGET MEETING

(All Applecross Owners)

12/2/20 – 6 PM

WEBEX LOG-IN INFORMATION:

Meeting number (access code): 146 819 0688

Meeting password: 2021Budget! (20212834 from phones)

Wednesday, December 2, 2020

6:00 pm | Eastern Standard Time (New York, GMT-05:00) | 2 hrs

Tap to join from a mobile device (attendees only)

+1-669-234-1704, 1468190688#20212834# US Toll 1-844-531-0749, 1468190688#20212834# US Toll Free

Some mobile devices may ask attendees to enter a numeric meeting password.

Join by phone +1-669-234-1704 US Toll 1-844-531-0749 US Toll Free Global call-in numbers | Toll-free calling restrictions

Join from a video system or application

Dial 1468190688@fsres.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

When dialing into AT&T before joining WebEx, link your integrated audio by dialing #91, followed by your Attendee ID, then #

Join using Microsoft Lync or Microsoft

Skype for Business

Dial 1468190688.fsres@lync.webex.co

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Need help? Go to <http://help.webex.com>

APPLECROSS ESTATES GATES MEETING

(Estates Owners ONLY)

12/2/20 – 8 PM

ZOOM LOG-IN INFORMATION:

Topic: Estates Gate Meeting - Applecross

Time: Dec 2, 2020 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82413012503?pwd=bnlFeUZkVGZlV2pZR0tHUFFzMGVVZz09>

Meeting ID: 824 1301 2503

Passcode: 025744

One tap mobile

+13017158592,,82413012503#,,,,,0#,,025744# US (Washington D.C)

+13126266799,,82413012503#,,,,,0#,,025744# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 824 1301 2503

Passcode: 025744

Find your local number: <https://us02web.zoom.us/j/82413012503>