

## 2011 ANNUAL REPORT

The year 2010 has been an incredibly busy one in Ventana lakes, perhaps characterized by change and challenges. Richard Feyrer and Vada Bowers were elected to the VLPOA Board but due to the untimely passing of Vada, Dr. Matsuishi was welcomed back to the Board to fill in for the first year of her term.

As in many POA or HOA communities, Ventana Lakes has faced many challenges: some of an emergency nature due to the aging of the community; some due to the status of the economy; and some simply ongoing projects or goals needing to be completed or addressed. We have accomplished a great deal in the past year.

One of the most significant accomplishments was the examination and repair of the 108 Gardens/Landings roofs. In many instances, the original construction left a lot to be desired, but the lack of maintenance as well as the accumulation of debris also factored into the problem. More attention to roof inspection and maintenance is required in the future.

The on-site Reserve Study completed addressed many issues needing focus. Although only a GUIDE, or a comparison with many other HOA/POA communities, nevertheless the professionals completing the survey are experienced in identifying the life expectancy of facilities and amenities, or at least the number of years remaining before repair or replacement should be addressed. Estimated costs are included. Irrigation improvement was one of the areas quickly addressed by the Board.

Spending approximately \$30,000 per year in irrigation repair is unacceptable. Although the Reserve Study recommended replacing the original pipes over a period of three years, the Board has initiated a more cost effective schedule installing new PCP-40 pipes in all common areas in all three quadrants back-to-back within several months. This project should be completed in May.

Finances have been in our minds as individuals and as a community. Collection procedures have been reviewed and changed as an attempt to encourage residents to pay assessments on time and on a regular basis as required. Yet on the other hand, procedures have been set in place to provide limited assistance to residents through the VB Make a Difference Program or the pre-collection procedures. And as you are aware, the decision was made not to increase our annual assessments this year.

Also, in the financial realm, transfer fees were increased to add to the Reserves account, guest pass fees were increased after a study of fee structures in surrounding communities, and an active recruitment of advertising for our telephone directory and Ventana Views was instituted to help defray the costs of these publications. Residents could help greatly in this endeavor. Starting soon, classified ads from residents will be published in the Ventana Views for your convenience.

Landscaping continues to be a challenge for many reasons. Currently and during the past year, bushes and shrubs have been thinned out where necessary and some trees causing allergies have been removed. Some small areas are being converted to xeriscape landscaping resulting in a decrease in our water utility expenditures. Some of our largest trees are affecting our walkways so that concrete replacement is necessary.

Another accomplishment is the settlement of insurance issues which have been raised for the past four or five years. But the biggest accomplishment is the renovation of the Yacht Club which is being initiated at the present time. After time consuming meetings and difficult decisions by the Ad Hoc Yacht Club Renovation Committee, the Board voted to accept and move ahead with

the suggestions finalized and presented last month. The NEW LOOK indoors and out with carpet and floor replacement as key issues as well as a badly needed new sound system should help greatly in the attraction of prospective buyers to Ventana Lakes.

Challenges facing the community as we move ahead will be the timely Renovation of the Recreation Center, the question of the maintenance of walls and the determination of responsibility for doing so, the wall weakening effects due to watering landscaping between residences, and the ongoing problem of the geese.

In terms of activities, a wide variety of entertainment was provided throughout the year, the billiards tables were recovered, the pickleball courts were resurfaced and four new treadmills were purchased. Ventana Lakes continues to provide activities for "Seniors of all ages."

A report on the affairs of the association would not be complete without the recognition of the many volunteers who contribute to the quality of life in Ventana Lakes and/or save us incredible sums of money by their volunteering. For example, the Bingo Committee has purchased equipment for the kitchen, tables for the Yacht Club and a new TV for use by a variety of clubs and organizations. The Maintenance Committee is already assisting in the Renovation of the Yacht Club providing free labor in areas of their expertise, and who among us isn't proud of the American flags lining the road on our country's holidays.

In closing, please attend Board meetings to support your Board volunteers and be aware of the challenges and accomplishments faced. Participate in the activities and entertainment available and become involved as a volunteer in an area of your choice to meet new friends and assist the approximately 200 residents who contribute in one way or another to the wellbeing of all of us in this fine community.

Judy Mabie  
Board President  
March 1, 2011