

Seasons Ridge Townhome Homeowners' Association



HAPPY THANKSGIVING

DECEMBER, 2022



RED'S RAMBLINGS



Da B.U.D.G.E.T.

The most difficult and stressful responsibility of being a board member is Budget preparation.

The Budget is divided into three areas: Operations, Insurance, and Reserves. The Operations is the day-to-day operating expenses of the Association. Insurance is the allotment for the Association's insurance premiums. The Reserves are for future expenditures for repair or replacement of Association property. These items are normally "big ticket" items over \$4,000. Repaving our streets and replacing rotted wood are recent examples. Re-roof will be an expensive future Reserve Fund expenditure.

First, the Board complies our known contractual obligations for the upcoming year. Management fees, lawn care, and pond maintenance are some examples of these expenses.

Snow removal and ice control are also Operational expenses but, they are dependent upon the number of times it snows and the depth of snowfall during any one event. Each time Semper Fi plows our snow, it is considered one "push." Each "push" (between 2.0" - 3.9") costs the Association \$2470. When "ice melt" is necessary, it costs the Association an additional \$1720. As the depth of the snow stacks up, it requires more "pushes." If there is drifting snow, it will require another "push." Semper Fi might "salt" more heavily than usual when, two weather events are forecasted to be in close proximity to each other. Sleet and/or light snow is a condition where Semper Fi might "salt" more heavily than normal - eliminating another "call-out," saving the Association money. Estimating the future cost of snow removal and ice control is a budget nightmare.

Other Operational expenses are much like the snow/ice situation. The Board reviews previous Budgets, inflation, and anticipated expenses for the coming year, for each line item in the budget. It is an estimate - a guess. The Association's electrical expenses have been our most closely aligned predictions of line-item expenses. Adding the cost of living to last year's total electric bill, has been fairly accurate for budget concerns.

The insurance premium is straightforward. The annual premium divided by eighty residents, divide by twelve months, results in the insurance proportion of the monthly assessments.

The Reserve Fund contribution is another challenging area. The Board is aware this Association is unlikely to be fully funded. The question is: What level of funding is appropriate? Superior Reserve Engineering and Consulting just completed a Reserve Study to assist the Board with guidance in this area. The next newsletter, in January, will discuss this issue.

It is the goal of the Board to have our budget as close as possible to our perceived needs in the coming year, without being underfunded. I would like to take this opportunity to publicly thank the Board for their time, consideration, and thoughtful decision-making to keep the budget at an increase of 1.78% while the latest cost of living is 8.2%.

Stay safe and enjoy the holidays, **Red**



Winter Conditioning: Semper Fi, Land Services, Inc. is our Snow Removal and Landscaping Company. They will take care of the roads first, then plow the driveways with the sidewalks last. We ask that you be patient. If you must do any shoveling, be kind to your back and go slowly. Push the snow so your back does not have to bend. Do not lift and throw unless you are using it as exercise for the next Olympics. If you salt, use calcium chloride or some other safe form that will not hurt the grass. It would also be a good idea to get the kind that is safe for pets.

Be aware that they might not plow your drive if cars are parked in your driveway. Try to keep your car in your garage during these weather conditions as much as possible. Your car will thank you.

With Thanksgiving being just a few days off, let us take time to recognize and be thankful for what we have.



Along with Thanksgiving comes the cooler weather and the Holiday Season which is just around the corner. The fall decorations that are so wonderful to see will soon be coming down and the Christmas ones will be going up. We always look forward to our “Community Glow.” Just remember—what goes up, must come down by January 15. That keeps us in compliance with the Montgomery decorating code. Also, for safety’s sake, do not climb upon the roof to install any lights. The roofs can be slippery in the cold weather and reaching the ground can be short, abrupt and very painful.



For those who plan to leave during the winter months: If you plan to be away this winter, please let your neighbors, friends or children that live in the area know and possibly leave a key with them so they can go in your house if there is an issue or concern. Make sure that your contact information and emergency contact information is up to date in your records with Advocate PM. If there is a problem, we want to make sure that you can be contacted.

- ✓ Please “Winterize” your home before you leave. Set your thermostat to no lower than 60°. Also open your cabinet doors to allow warm air to get to the pipes. Turn off your main water valve as well. These three items should help to keep your pipes from bursting and causing you and possibly your neighbor a great deal of problems. It is also wise to turn down your water heater so that pressure does not build up.
- ✓ You might want to put a board or pole in the tract of your patio doors so that you truly secure your door from intruders. Montgomery Police will keep an eye on your house while you are away. Request a Vacation Check Form from the police, fill it out and return it to them. For details, call the police.
- ✓ While you are making one last check before you leave, check your patio to be sure your hose is disconnected from the outside bib. Also check to see that any objects left on the patio are securely covered and weighted down so that they do not become flying missiles.



For those of us staying, please see that your patio hose is disconnected and your patio items are securely covered and weighted as well.

Neighborhood Watch: We are pleased to see that more of you have turned your **front and back** lights on at night. Please keep it up. Also, check to see they are not burnt out. If they are, please replace them. It helps with safety in the neighborhood. Let’s all keep an eye out for our neighbors and their property. Being an alert neighbor can do a lot to deter crimes of convenience.



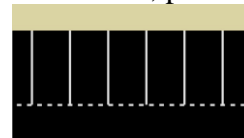
E-Mail: I have had a few more responses to your receiving the newsletter by e-mail. I would like to have more. With the winter weather approaching, e-mail is easier and safer to deliver than shoe mail. **Another reason** for e-mail is that we will have an easy,

quick way to notify you if necessary. This is especially handy for those of you who are traveling during the winter months. If you would like your newsletter by e-mail, please e-mail me: janetreardon44@sbcglobal.net and give me your name, address, and e-mail address. When you e-mail me, please put Season's Ridge in the subject. I tend not to open e-mails with no recognizable subject. If you prefer your newsletter by shoe mail, you need do nothing.



Winter Feeding: Remember, we are doing more harm than good by putting food on the ground for the animals. Clean out your birdfeeders. If you must help the birds, hang some suet cakes. Right now the birds are getting fat by eating all of the berries that are on our trees. These berries are nature's bird food.

The Communal Parking Spaces: With the holiday season bringing in family, visitors, and friends, please be mindful of your neighbors and their visitors when using the communal parking spaces. If you must, please park as straight as possible so that other cars can easily park there as well.



A Helpful Tip: When icicles form on the roof and drip, some units get ice along the garage door causing it to freeze shut and thus making it difficult/impossible to open. Spraying silicone spray on the rubber gasket of the garage door can help alleviate the problem.



Election Of The Board: There are **Two 2-year term and one 3-year term board seats** up for election this year. It is important that these seats be filled. If you are interested, please fill in the sheet that comes with your annual meeting notice and proxy and return it to Advocate.

Please be sure to attend the annual meeting on January 12, 2023, so we have a quorum for the voting. If it is impossible for you to attend, please return your proxy to a board member or Advocate so that your vote will count.



REMEMBER: Montgomery's snow ordinance prohibits cars to be parked on the street when there is a snow accumulation of 2" or more. They state that cars will be ticketed or towed at the owner's expense

Have you or someone you know transformed a home or business into a winter wonderland? If so, it's time to nominate that person for this year's Holiday

Decorations Award - even if it's you!

The Montgomery Beautification Committee is sponsoring its popular Holiday Decorations Contest. This is a chance for homes and businesses to be recognized for brilliant holiday displays. Residents can nominate their own property or someone else's simply by filling out the online form found at MontgomeryIL.org. Nomination period is from November 13 – December 11.



Tree Lighting and Visit with Santa: The Village of Montgomery and the Greater Montgomery Area Chamber of Commerce hosts its annual Tree Lighting in front of the Village Hall on the first Sunday in December (December 4). The event features Santa Claus's prompt arrival at 5PM by the Montgomery-Countryside Fire District fire engine, and will stay onsite until 7PM for visits and pictures. Businesses will sponsor hot chocolate, cookies, activities, and performances. Participants should dress for the weather as most activities are outdoors.

Festival of Trees: In addition to lighting the tree outside Village Hall, the Festival of Trees, which includes trees decorated by residents, families, businesses, and organizations both indoors at Village Hall and outdoors along River Street (between Webster & Mill) kicks off December 5th as well. For those unable to attend the Sunday event, the Festival of Trees will remain during the month of December. Indoor trees will be available for viewing during business hours at Village Hall 8AM-4:30PM Monday through Friday.



Dime Jingle: December 15 at 10AM Village Hall Multi-Purpose Room. Dime Jingle is a simple game that provides a lot of fun! Started years ago by resident Gretchen Countryman, the Village of Montgomery welcomes residents to play Dime Jingle on the third Wednesday of each month from 10A until noon in the Village Hall Multi-Purpose Room on the lower level. No skills are

needed for this fun and interactive game. Just come to have fun and maybe take home some winnings or prizes! Admission is \$2. Each player will receive \$1.90 in the change needed to play the various rounds of the game as well as light refreshments (coffee, water, snack). Invite your friends to join or come on your own and meet the great people.

SAY HELLO TO YOUR BOARD OF DIRECTORS:

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Mark Your Calendar:

THE ANNUAL BOARD MEETING WILL BE:

January 12, 2023
6:30 PM
Montgomery Village Hall



FROM THE BOARD:

IN THIS SEASON OF REFLECTION AND JOY,

**WE WISH ALL OF YOU A
VERY HAPPY HOLIDAY SEASON
AND A HEALTHY NEW YEAR**

***MAY THE LIGHT OF THE
SEASON
BRING BRIGHTNESS
TO ALL***

