

# Saxony Homeowners Association, Inc.

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## JANUARY 2024 NEWSLETTER

We hope you all had a great holiday and are excited for the new year. Other than a little snow removal, the neighborhood and the activities of the Saxony HOA are relatively quiet. We do not expect that to change until the spring. Please keep in mind that this is meant to be a neighborhood newsletter. If you have something that you would like the rest of the neighborhood to know, please let us know and we include. Could be a recommendation or warning for a contractor or just a simple heads-up on security concerns you may have. This is a monthly letter, so anything that needs a timely response is not appropriate. Anything that makes our neighborhood better is welcome.

We closed out our year end books and are happy to report that the expenses we under budget for the year. We ended with an excess of \$9404.60 in the operational account and made an additional \$1,966.22 in interest revenue. The amounts will be transferred to the reserve account which will result in total cash on hand of \$104,163.01. The reserve is better than what we had on hand in previous years, but we have some significant capital repairs coming up in 2024. The board has a \$3,000 proposal to update the 6 year old reserve study. We need an updated report, but this cost seems excessive. We are considering other consultants as well as updating the report ourselves. As always, financials are available on the website.

Discussions continue on the repair of the east stucco wall. The scope of the project and bids of other contractors will be reviewed over the coming months with work to begin in the spring.

As is typical in January, we had a cold spell. We are not aware that any of you had significant issues including frozen pipes, but we need to be aware that it can easily happen. The pipes most at risk are those in unheated interior spaces such as basements, attics, and garages, but even pipes running through cabinets or exterior walls can freeze. The good news is there are some simple things you can do to keep your water running and your house dry including: keeping garage doors closed, open kitchen and bathroom cabinet doors, let the cold water drip from a faucet, keep the thermostat set to the same temperature during day and night, If you plan to be away during cold weather, leave the heat on in your home, set to a temperature no lower than 55° F, and for long term prevention, add insulation to vulnerable pipes. Hope you have no issues in the future.

The next board meeting is February 28, 2024, at 4:00pm at the home of Paul Chmielewski (9647). Please let us know if you would like to attend.

<http://www.peaktopeakmgt.com/pages/associations/saxony/index/html>

The HOA Board and the Community Manager, Dave Littler, has committed to better communication with the rest of you. If you feel that you are not being heard, you know where to find us.

Your Saxony Board,

Sandy, Scott and Paul

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