



Tanyard Springs HOA Annual Meeting

2019-2020 ELECTION YEAR IN REVIEW

Introduction

- ❖ **Purpose of the meeting:**

- ❖ Provide update of significant community / HOA changes
- ❖ Highlight HOA accomplishments – July 2019 through December 2020

- ❖ **General Agenda:**

- ❖ Board presentation of events, goals, etc.
- ❖ Open Forum



Board Highlights – July 2019 through February 2020

❖ Major Accomplishments:

- ❖ Applied non-stick coating to clubhouse bathroom
- ❖ Removed failed vegetation in Heritage Crossing Playfield
- ❖ Repaired Bracey Drive tot lot
- ❖ Mockingbird stormwater management pond maintenance
- ❖ Changed waste management companies
- ❖ Partial repairs to fitness center clubhouse entrance door

❖ Significant HOA Board alterations:

- ❖ Resignation and subsequent appointment of three (3) Board members



2020 Board Goals and Accomplishments – March 2020 to Present

- ❖ Focus on utilization and enforcement of Federal and State laws as well as governing documents
- ❖ Increase professionalism, transparency, ethics, and communication between board and community
- ❖ Listen and respond to homeowners in a timely manner
- ❖ Eliminate unnecessary spending and reduce costs
- ❖ Improve maintenance of common property and amenities
- ❖ Boost community involvement and volunteerism



Focus on Governing Documents

- ❖ Update committee charters and using governing documents as basis for all decisions
- ❖ Enforcement of community Rules and Regulations
 - ❖ First ever comprehensive community-wide inspection
 - ❖ 1,241 (87%) homes were cited for violations with an average of 3 citations per home
 - ❖ Currently, 536 (38%) homes have outstanding violations
 - ❖ Daily inspections by Abaris and notice of violations to correct deficiencies
 - ❖ Illegal parking, lawn maintenance, placement of trash cans, etc.
 - ❖ Implemented focus on collection of late payment of dues
 - ❖ Aggressive follow up / escalation every 40 days
 - ❖ Filing liens
 - ❖ Reporting to all three (3) credit bureaus (new)



Reduced HOA Liability

- ❖ Corrected underinsured Crime / Employee Dishonesty coverage (underinsured by \$800K, increased from \$1M to \$2M in coverage.)
- ❖ Terminated maintenance of non-HOA owned property
- ❖ Removed trees threatening homeowner and community property
- ❖ Performed tot lot repairs
- ❖ Navigated pandemic restrictions on amenity use with county guidance



Transparency, Ethics and Communication from the Board

- ❖ Held management accountable to fulfill their contracted requirements
- ❖ Thoroughly researched proposals before approving them
- ❖ Instituted homeowner comments prior to board discussion and decision-making
- ❖ Restarted *Tanyard Times* newsletter
- ❖ All approved contracts and invoices are now available online for homeowners to review
- ❖ Refused opportunity to take gifts from management or potential community vendors



Listening and Responding to Homeowner Concerns

- ❖ Rebid and subsequently hired new management company - Abaris
- ❖ Extended No Parking signs on Heritage Crossing
- ❖ Hired new clubhouse cleaning company
- ❖ Established a mandatory clubhouse rental cleaning fee
- ❖ Multipurpose court resolution
- ❖ Replacement of Fitness Center equipment and update of space
- ❖ Began allowing homeowners to comment prior to board decisions
- ❖ Creation of the Community Garden Committee



Eliminate Unnecessary Spending and Reduce Costs

- ❖ Terminated Anne Arundel County Police security patrol
 - ❖ \$43,000 eliminated from annual expenses
- ❖ Transferred three (3) stormwater retention ponds to county for maintenance
 - ❖ \$3,300 annual savings (\$1,100 per pond)
- ❖ Appealing HOA Stormwater Fees (TBD)
- ❖ Applying for 50% Stormwater Fee Credit (retroactive for three (3) years)
- ❖ Received credit for water bills related to pool leak from 2019
 - ❖ \$3,430.65 credited
- ❖ Tracking late fees, credit card interest, and duplicate payments by previous management
 - ❖ Approximately \$10,000 found thus far



Eliminate Unnecessary Spending and Reduce Costs (cont.)

- ❖ Tracking failure to completely fulfill contract with landscaping company
 - ❖ Approximately \$6,000
- ❖ Approved Electronic Notice and Voting Procedure resolution
 - ❖ Approximately $\frac{1}{3}$ cost reduction (mailing and postage) thus far
- ❖ Purchased pool cover
 - ❖ Estimated \$4,000 annual savings for upkeep
- ❖ Community-wide drainage review
- ❖ Brought in engineer to properly and permanently repair Sithean Way sinkhole



Improved Maintenance of Common Property

- ❖ Better oversight provided by management
- ❖ Pressure washed signs throughout community
- ❖ Repaired fences throughout community
- ❖ Removed dead trees threatening property and those damaged during storms
- ❖ Repaired drainage and erosion issues (Sithean Way sinkhole, Kinglets Roost walking path, etc.)
- ❖ Established professional HVAC maintenance contract
- ❖ Repaired rear clubhouse door latches
- ❖ Repaired damaged playground equipment
- ❖ Repainted clubhouse interior



Improved Maintenance of Common Property (cont.)

- ❖ Applied new protective whitecoat to pool in order to fix leaks
- ❖ Purchased our first pool covers which prolongs the life, and reduce costs, of whitecoat maintenance
- ❖ Repaired and replaced broken pet stations and relocated several to locations with higher foot traffic
- ❖ Purchased a new variable speed drive motor for pool filtration system (reduced utility charges and increased filter life)
- ❖ Extensive Fitness Center updates
- ❖ Bluffton to Solley Elementary updates



Open Forum

Any questions?

