



**Annual Association Meeting  
February 5, 2023**

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**Agenda**

1. Welcome and Introductions of the Board, Property Manager, and Guests
2. Election of Officers – President
3. Financial Report – Treasurer
4. Architectural Review
5. Closing Remarks

*A year recap and discussion session will occur once the official meeting adjourns.*

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**Annual Meeting Code of Conduct**

It is essential for the efficient transaction of Association business at any meeting, for all the members of the Association to conduct themselves in a businesslike, ethical, and appropriate manner that serves the best interests of the Association.

***All Members are expected to adhere to the following Code of Conduct at all Association meetings. Failure to adhere to the following Code of Conduct may result in removal from the meeting.***

1. Members must maintain decorum, sit quietly, and refrain from speaking until recognized by the presiding director. Members are to hold all questions until the business of the meeting is adjourned. The floor will then be open for questions. Members will raise their hand and wait to be recognized by the presiding director and then proceed to ask their question.
2. Members must not interrupt anyone who has been recognized by the chair and has the floor or otherwise disrupt the meeting.
3. Members must refrain from engaging in personal oral attacks on either Board Directors, fellow Association Members, the Association Manager, or any other attendee. Members must, at all times, behave with common courtesy and civility, and refrain from the use of abusive, rude, threatening, or crude language.
4. Members must confine their comments to things relevant to the business of the board. Matters of confidential interest will not be discussed in a public forum.



## Quick Facts

### Number of Homes in VAT: 275

	2018	2019	2020	2021	2022
Number of New Homeowners	18	10	22	16	11

Approximately 28% of homeowners in VAT moved here in the last 5 years.

### Current Area Projects in Development

	Renner Road/Sugar Farm	Feder Road	Cypress Lot Rezoning
<b>Expected Completion</b>	Construction Ongoing - TBD	Fall 2023	
<b>Area Commission</b>	Far West Side	Far West Side	Westland
<b>Project Updates</b>		<a href="https://www.columbus.gov/publicservice/streets/project-information/Hilliard-Rome-Road-at-Feder/Fisher-Road-Intersection-Improvements/">https://www.columbus.gov/publicservice/streets/project-information/Hilliard-Rome-Road-at-Feder/Fisher-Road-Intersection-Improvements/</a>	Developer: Redwood Proposed 228 Dwellings

### Neighborhood Market Information

	2018		2019		2020		2021		2022	
	List	Sold	List	Sold	List	Sold	List	Sold	List	Sold
Low	280,000	275,000	309,900	308,900	292,000	275,000	345,000	345,000	299,000	399,000
Average	308,411	308,972	339,396	336,770	346,445	342,024	405,444	419,062	467,011	467,273
High	359,900	369,900	359,900	365,000	486,900	470,000	485,000	490,000	550,000	550,000

### Projects Completed in 2022

- Homeowner Manual updated to V. 7.0
- Ash Tree Treatment
- Reserve Study Completed
- Park Surface Review
- Snow Removal Service Agreement

For the latest VAT news be sure to register on the community website: [www.thornappleassociation.org](http://www.thornappleassociation.org)  
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## Financial Report

### 2022 Final Report

- **Annual Income for the Association:** \$68,750
- **Operating Balance as of 12/31:** \$21,855.93
- **Reserve Balance as of 12/31:** \$76,622.76

Income	
	<b>Income</b> \$ 68,338.45
<b>Operating Expenses</b>	
	Admin and Prof Fees Expense \$ 22,767.16
	Building & Repair 768.02
	Grounds 20,785.49
	Insurance & Tax Exp 6,634.90
	Utilities & Trash 1,900.04
	<b>Total Operating Expenses</b> \$ 52,855.61
<b>Capital Expenditures</b>	
	\$ 9,556.75
	<b>Net Income</b> – Expected balance to transfer to reserve at end of FY 2022 \$ 5,926.09

### Year End 2022 Reserve Overview:

As many homeowners know from their own projects we have had (or are anticipating) some significant project cost increases beyond what was projected in the 2022 reserve study. Our research into these projects is ongoing and projects are being identified for completion based on a number of factors including safety needs, vendor and inspector evaluations, as well as further cost increases or projected decreases.

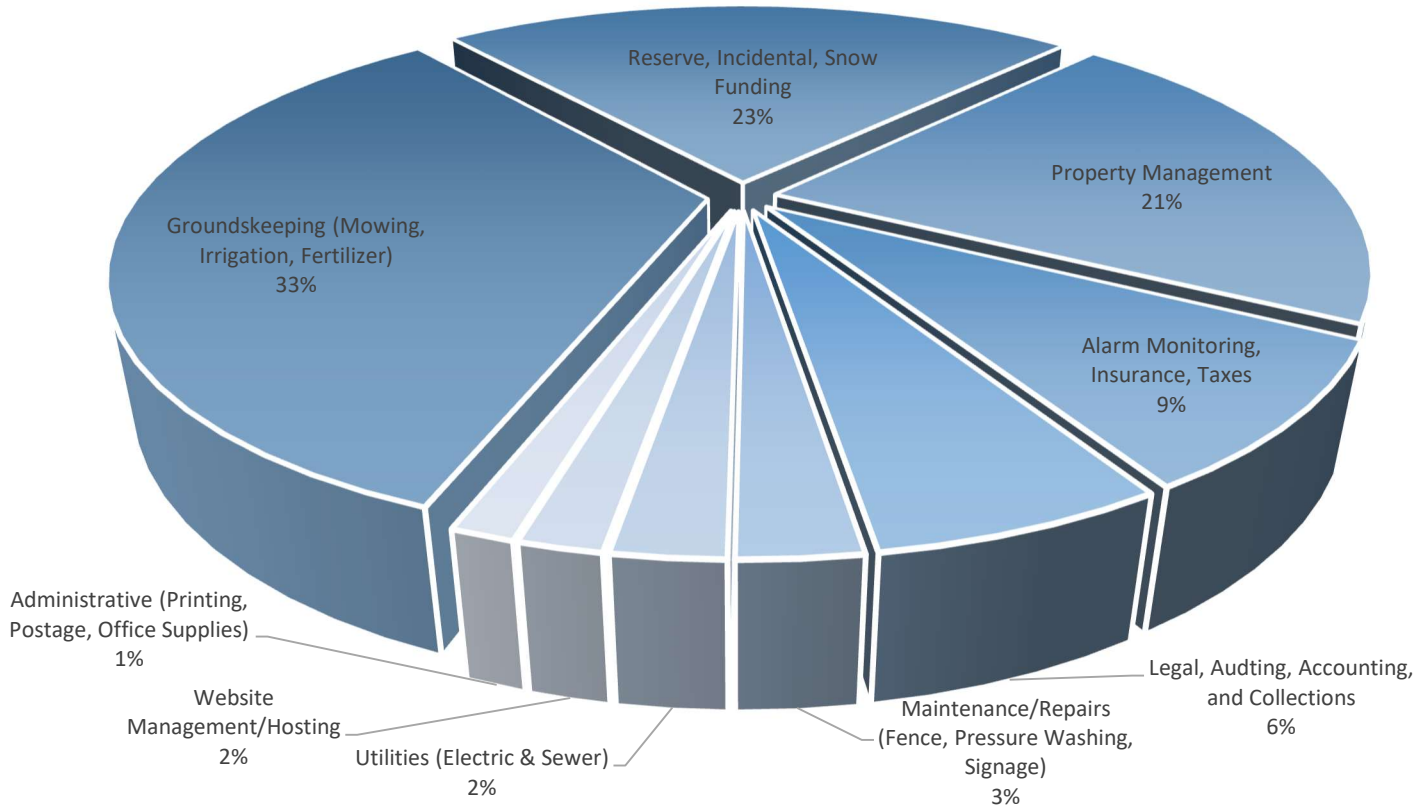
### Projects Expected in 2023

- Front Entryway Enhancements and Beautification
- Mailbox Painting
- Playground Surfacing
- Snow Removal
- Community Fence Repairs

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**Dues Breakdown Beginning in 2023 (Approximate)**



**Per Resident Shares:**

Based on percentages indicated above.

Area	Cost	Area	Cost
<b>Groundskeeping</b>	\$103.95	<b>Maintenance/Repairs</b>	\$9.45
<b>Reserve, Incidental, Snow Funding</b>	\$72.45	<b>Utilities</b>	\$6.30
<b>Property Management</b>	\$66.15	<b>Website Management</b>	\$6.30
<b>Alarm, Insurance, Taxes</b>	\$28.35	<b>Administrative</b>	\$3.15
<b>Legal, Audit, Accounting</b>	\$18.90	<b>TOTAL</b>	<b>\$315.00</b>

Contracts are negotiated for services including landscaping, snow removal, alarm monitoring, on a rotating basis depending on contract lengths. These contracts are reviewed annually even if still within contracted period to ensure competitive pricing and explore any cost cutting measures by breaking contract to move to a new vendor.

Dues do NOT cover any social events (National Night Out, Easter Egg Hunt, Visit with Santa) – these are funded through the generosity of homeowners by either donations in kind or monetary donations that are monitored separately from official HOA business.

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**ARC Update**

**Most Common ARC Applications in 2022:** Exterior Painting, Driveway Replacements, Roof Replacements, Patio Installations, Door Replacements.

**Number of Applications Received:** 57

**Groundskeeping Update**

- **Ash Trees** – The majority of trees are located on Aldengate Dr. A total of 61 trees were treated in 2022. Ten trees are under observation due to signs of canopy loss. Due to the size of our trees the recommended course of action is bi-annual trunk injections as soil soaks are less effective on trees of our size. Treatment of these trees dates to 2012.

Number of Trees(A)	Number of Properties Affected(B)	Notes
4	1	
3	4	Includes Park.
2	8	
1	29	
<b>TOTAL (SUM OF A*B)</b>	<b>61</b>	

Cost for treatment in 2022 was \$9656.76. As a reflection of our annual dues in 2022, the treatment of these trees reflects 14% of our total dues. Approx \$38.50 per residence.

- **Community Fence Damage** – Regular trash removal and requests by affected homeowners has brought to attention that there are damages to the community fence. When possible these repairs are handled by our groundskeeping volunteers however we are accumulating some repairs that will require service calls. In an effort to keep any service charges minimal repairs are being documented to be addressed in batches barring any safety hazards which would receive immediate attention. Residents should report any damages seen to the Board for documentation.

**Columbus 311**

The Board occasionally hears from homeowners on issues that we simply do not address. However there is a resource to help – Columbus 311. Below is a list of the most common 311 requests received:

Schedule bulk trash collection	Street Light Outages
Potholes	Suspected Narcotics Activity
Tall grass/weeds on private property	Abandoned Vehicle on Street
Trash/Debris on Private Property	Rumpke Recycling/Yard Waste Information
Refuse Collection Service Information	90-Gallon Refuse Container Needs Repaired/Replaced

**More information about Columbus 311 can be found on their website: <https://www.columbus.gov/311/> or by downloading the Columbus 311 app via your app store.**

**Open Discussion**

Homeowners are welcome at this time to submit any questions or concerns they have.

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