



Annual Meeting of the Members

01/18/2025

Agenda

Repair & Maintenance

Landscaping

Pools

Communications/Community Engagement

Social

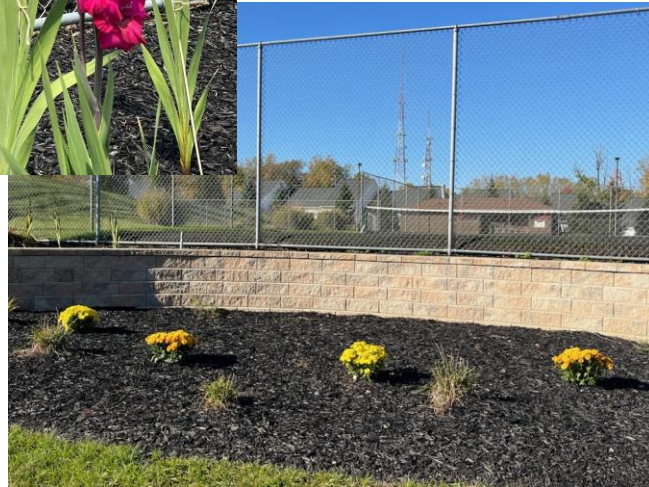
Year End Financials

Repairs & Maintenance



- The old heater was removed and disposed of
- Old picnic tables were torn down and disposed of
- Replaced broken tiles at Skyview
- Minor plumbing repairs at Skyview
- Rebuilt chlorine feeders (1 each pool) for backup
- Refurbished motor installed at Westchester
- Received quotes for doors at pool houses

Landscaping



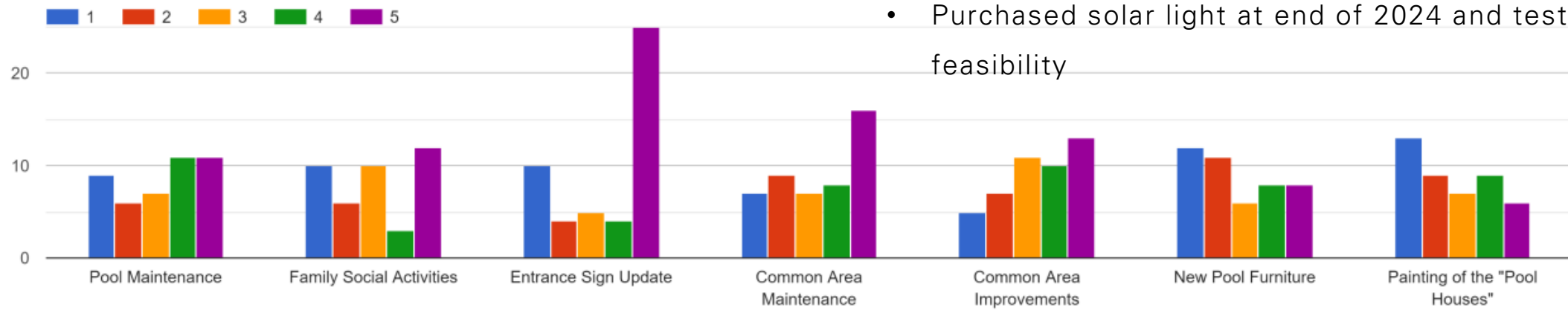
- Received (6) bids for 2025 season
- Regular maintenance of the beds and common lawn
 - Removal of fallen limbs by Skyview
 - Mowing and mulch
 - Manual and chemical weeding
 - Trash removal
 - Planting of new plants
- Skyview Pool Bed
 - Creeping phlox
 - (3) Wine & Roses Weigela
 - Daffodil & Tulip bulbs
 - Siberian Iris
 - Gladiolus
 - Day lilies
 - Obedient plant
 - Coreopsis
 - Hibiscus
- Fall Décor at both entrances, Skyview & Westchester beds

Entrance Signs/Lighting

Area of Improvement

- Based on survey input, Entrance Sign Update and Sign Lighting were the greatest interest
- Has been discussed every year since 2016
- Received (3) bids for an initial design
- Two choices were presented, input gathered online from residents
- At December meeting it was decided to present residents with specifications and open to alternatives to be presented at February board meeting
- Purchased solar light at end of 2024 and testing for feasibility

Please rank your top 5 areas for improvement in Forest Hills. (with "5" ranked the highest)



Pools



- The pools were managed in-house this year with Julie Worsdall as pool manager
- The pools experienced little unexpected/unplanned down time due to staffing
- A leak of unknown origin at Skyview resulted in higher-than-expected water bills



Communications/ Community Engagement

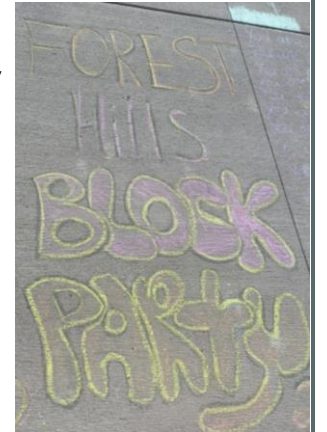


- Community Engagement
 - Resident, Roch A. Przybyszewski, disposed of the old heater from Skyview
 - Resident, Brittany Passerrell, organized a community yard sale
 - Board president personally delivered delinquent invoices and spoke with residents
 - Resident, Justin Kamenar, arranged for the acquisition and installation of new flag pole
 - Had at least (10) residents volunteer to help with block party
 - Connected w/Forest Hills Apartments to use their facility for Santa Event
- Survey sent digitally and physically to those w/o email
- (2) Bulletin boards installed at both pools
- Sent postcards to residents w/o email
- Facebook - frequently updated content, created (9) events and (6) albums.
- Website kept updated with events and information
- (3) newsletters were published
- Emails were sent to residents informing them of important news, events and/or newsletters

Social



- The social committee held (8) events/activities
 - Easter Egg Hunt
 - Kickoff to Summer Pool Party
 - Neighbors Game Night
 - Ice Cream Social
 - Nickel Contest
 - Tie Dye Anything Day
 - Block Party
 - Pictures w/Santa
- Adult Swim Night planned but cancelled, plan to do for 2025
- Utilized Sign-Up Genius for block party volunteers
- Utilized Google forms for event registrations
- Events were advertised:
 - on the website
 - on Facebook
 - in newsletters
 - association emails
 - postcards to those w/o email



Fiscal Issues

Efforts to Save Money

- Managing the pools in-house resulted in the greatest savings
- Reserve of “common area upgrades & restorations” the next largest savings
- Working to recover overpayments from 2023
- No lien administration cost
- Board member and resident spread 4 yds. of dirt at Skyview bed
 - Many of the plants in this bed were donated
- Bought extra postage in 2024 before rate went up
- Bought tent for block party, over time this will save money vs. rental and can be utilized for other events

Large 2025/2026 Expenses

- Entrance signs with lighting
 - Has been on the agenda for many years
 - Will be appreciated by many residents who do not utilize the pools and/or socials
- Skyview needs to be replastered and any structural repairs
 - Can take the opportunity to add stairs (resident survey input)
 - This will also reduce yearly maintenance of tiles that fall off each year
 - This should resolve the leak issue for additional yearly savings
- Replace damaged cement of deck including area by old kiddie pool