



# Forest Hills News

FOREST HILLS PROPERTY OWNERS' ASSOCIATION



Volume 3, Issue 1

February, 2025

## Year End, New Beginning

We finished 2024 with our photos with Santa event. This year we were pleased to work with Forest Hills Apartments and hold it in their clubhouse (2023 was hosted at the Villas of Fox Hollows clubhouse). We are happy to have good working relationships with both apartment complexes in our Association and encourage their residents to enjoy

the benefits of our community.

Thanks to Jessy, Jim and Paula as part of the social committee and other board members who assisted with this event.

Hard to believe, but we are already looking forward to planning our **Easter event!** If you would like to be involved in the planning and

### Save the Date!

Saturday, 4/12, Noon–2:00 - **Easter Event**

Sat. & Sun., 5/17 & 18, 8am–2pm –

**Community Garage Sale**

Saturday, 8/2, 5:00 - **Block Party**

execution of social events, contact [comms@foresthillspoa.com](mailto:comms@foresthillspoa.com) and we will contact you.

## From Our President

Dear Residents and Neighbors,

WOW, another year has passed, and If you are anything like me, you are tired of the cold weather, ready for warm weather, and spending time at our pools. It was undoubtedly a busy 2024, both personally and as a board. Your board has worked diligently to balance the budget and maintain the services to the development. Your board wants to ensure you know the approved 2025 fiscal year budget posted on the community website ([www.foresthillspoa.com](http://www.foresthillspoa.com)) and published in this newsletter. We also want to inform you that we ended 2024 in the "black" and have projected for 2025 the ability, albeit small, to begin to establish a much-needed capital reserve. Note in our annual assessment invoice, included in this mailing, we are able to maintain the 2025 yearly assessment level with prior years. This was a testament to our unwavering commitment to keeping the fees affordable. The members should also know that the annual assessments have not been raised in 8 years. Rising costs have affected the POA as it has affected all of us at home. Increasing the 2026 fees by \$30 is necessary due to rising insurance costs, inflation, aging infrastructure, and unexpected repairs. This increase is essential to ensure the common areas remain well-maintained and property values stay stable, benefiting all residents. Volunteering your time and talents can reduce the need for outside services, thus saving money, so stay tuned for a list of 2025 projects.

We value your input and encourage you to share your concerns or suggestions with us. Thank you all for your continued support, and I wish you all a safe and healthy year.

Sincerely,  
Ken Sauers

## Meetings/Board of Trustees

The Annual Meeting of the Members was held on, January 18.

We covered what the board accomplished this past year and what the board and residents would like to set as goals for the upcoming year. The presentation is available online at our website under the "Newsletters" section.

The 3 board members up for re-election were re-elected.

The board meets monthly; on the 3rd Tuesday of each month. The main

function of the board is to (in short) govern and maintain the property and regulate the expenditure of funds.

It is not necessary to be on the board to help the board achieve its goals or be on a committee. The main committees are; Pools, Social and Landscaping.

In addition to volunteering to do certain tasks, the biggest thing members can do to assist the board is to provide us with contact information for specific vendors. For jobs that can not be handled by volunteers, we need to get

multiple quotes to help us make the best decision. Direct referrals are better than general searches.

References/Vendors needed:

- Asphalt companies
- Tilework
- Plumbing
- Cement
- Excavation
- Tree–remove/install

**Invoices** – 2025 Invoices are included in this mailing. If we have your email address, it was emailed to you. The due date is 3/15/2025. Residents can pay dues by check or electronically via free bank transfer. If you need your invoice emailed again in order to pay electronically, please contact Lisa at: [treasurer@foresthillspoa.com](mailto:treasurer@foresthillspoa.com).

**Communication** – To help keep costs low this is the only newsletter that will be mailed. Other newsletters will be emailed, posted on Facebook, our website; [foresthillspoa.com](http://foresthillspoa.com) and posted on the bulletin board at the pools during warmer months. Block party details will be mailed to those residents without email.

	<u>ACTUAL</u> 2023	<u>BUDGET</u> 2024	<u>ACTUAL</u> 2024	<u>BUDGET</u> 2025
<b>BEGINNING BALANCE (as of 12/31)</b>	\$87,960.05	\$ 30,587.74	\$30,587.74	\$ 56,680.14
<b>INCOME:</b>				
<b>ASSESSMENTS:</b>				
SKYVIEW APARTMENTS	\$22,800.00	\$22,800.00	\$22,800.00	\$22,800.00
HOUSES/CONDOS + Late Fees + past payments	\$82,382.68	\$80,400.00	\$79,746.86	\$80,100.00
FOX HOLLOW APARTMENTS	\$17,100.00	\$17,100.00	\$17,100.00	\$17,100.00
<b>TOTAL DUES INCOME</b>	<b>\$122,282.68</b>	<b>\$120,300.00</b>	<b>\$119,646.86</b>	<b>\$120,000.00</b>
<b>OTHER INCOME TOTAL</b>	<b>\$4,160.33</b>	<b>\$0.00</b>	<b>\$1,015.27</b>	<b>\$0.00</b>
<b>TOTAL INCOME</b>	<b>\$214,403.06</b>	<b>\$150,887.74</b>	<b>\$151,249.87</b>	<b>\$176,680.14</b>
<b>EXPENSES:</b>				
<b>ADMINISTRATIVE EXPENSES:</b>				
INTUIT PAYROLL			\$ 688.86	\$ 690.00
QUICK BOOKS SOFTWARE/Scheduling App	\$ 731.22	\$ 800.00	\$ 907.45	\$ 925.00
QB FEES	\$ 453.66	\$ 500.00	\$ 381.45	\$ 400.00
LIEN FEES	\$ 590.00	\$ 100.00	\$ (364.05)	\$ 400.00
TAXES IRS/NSF CHECKS/FEES	\$ 1,534.30	\$ 700.00		\$ -
ADMINISTRATIVE LIEN EXPENSES	\$ 3,800.00	\$ 200.00		\$ -
WEBSITE	\$ 138.59	\$ 50.00	\$ 39.98	\$ 50.00
NEWSLETTER/PRINTING	\$ 261.58	\$ 300.00	\$ 139.74	\$ 200.00
INSURANCE	\$ 2,983.00	\$ 3,000.00	\$ 3,154.00	\$ 3,400.00
LEGAL	\$ -	\$ 3,500.00	\$ -	\$ 1,500.00
OFFICE	\$ 714.36	\$ 400.00	\$ 359.91	\$ 400.00
POST OFFICE BOX	\$ 226.00	\$ 225.00	\$ 226.00	\$ 250.00
POSTAGE	\$ 347.97	\$ 350.00	\$ 612.97	\$ 300.00
WORKMAN'S COMP	\$ 292.00	\$ -	\$ 138.00	\$ 200.00
TAX PREPARATION	\$ 320.00	\$ 320.00	\$ 330.00	\$ 350.00
TREASURER	\$ 3,800.00	\$ 2,400.00	\$ 2,351.86	\$ 2,400.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$ 16,192.68</b>	<b>\$ 12,845.00</b>	<b>\$ 8,966.17</b>	<b>\$ 11,465.00</b>
<b>COMMON EXPENSES:</b>				
MAINTENANCE & LAWN, MULCH/FLOWERS	\$ 14,364.33	\$ 8,000.00	\$ 6,498.44	\$ 7,000.00
SOCIAL	\$ 2,550.00	\$ 5,000.00	\$ 4,726.35	\$ 4,000.00
UPGRADES & RESTORATIONS	\$ 19,157.21	\$ 5,000.00	\$ -	\$ 1,000.00
ENTRANCE WAYS	\$ 72.56	\$ -	\$ 249.95	\$ 24,000.00
<b>TOTAL COMMON EXPENSES</b>	<b>\$ 36,144.10</b>	<b>\$ 18,000.00</b>	<b>\$ 11,474.74</b>	<b>\$ 36,000.00</b>
<b>POOL and GENERAL EXPENSES:</b>				
CHEMICALS	\$ 9,871.27	\$ 10,000.00	\$ 8,541.53	\$ 10,000.00
FURNITURE & ACCESSORIES	\$ -	\$ 3,500.00	\$ -	\$ 1,000.00
LIFEGUARDS	\$ -	\$ -	\$ 31,316.96	\$ 32,000.00
POOL MANAGEMENT	\$ 78,750.00	\$ 70,000.00		
TAXES	\$ -	\$ -	\$ 3,068.06	\$ 3,500.00
LICENSES & FEES (Pool)	\$ 1,220.00	\$ 1,220.00	\$ 850.00	\$ 1,000.00
POOL TAGS	\$ 253.00	\$ 260.00	\$ 268.50	\$ 270.00
REPAIRS & MAINTENANCE	\$ 24,480.84	\$ 13,550.00	\$ 10,583.97	\$ 15,000.00
SUPPLIES	\$ 611.09	\$ 1,000.00	\$ 1,228.67	\$ 2,000.00
UTILITIES	\$ 16,292.34	\$ 16,500.00	\$ 18,271.13	\$ 18,000.00
<b>TOTAL POOL EXPENSES</b>	<b>\$ 131,478.54</b>	<b>\$ 116,030.00</b>	<b>\$ 74,128.82</b>	<b>\$ 82,770.00</b>
<b>TOTAL EXPENSES</b>	<b>\$183,815.32</b>	<b>\$146,875.00</b>	<b>\$94,569.73</b>	<b>\$130,235.00</b>
<b>INCOME LESS EXPENSES *</b>	<b>\$30,587.74</b>	<b>\$4,012.74</b>	<b>\$56,680.14</b>	<b>\$46,445.14</b>

### 2025 Projects

- New Entrance Signs
- Entrance Lighting
- Pool house doors
- Fence Gate
- Refurb Westchester motor
- New Skyview motor
- Refresh tennis lines
- Paint pickleball lines

### 2026 Projects

- Redo Skyview Pool
- Replaced cracked decking

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\* Includes beginning balances

Let us know if your email has changed by contacting us at: [comms@ForestHillsPOA.com](mailto:comms@ForestHillsPOA.com)