



Forest Hills News

FOREST HILLS PROPERTY OWNERS' ASSOCIATION

Volume 2, Issue 1

February, 2024

From Our President

Dear Neighbors,

My name is Ken Sauers, and I am your new President of Forest Hills Property Owners' Association for the 2024 calendar year. I want to see our neighborhood flourish and be an example of how a thriving neighborhood should be. I pledge to stay true to the history and character that made Forest Hills a wonderful place to raise my daughters or spoil my granddaughter.

I first want to thank and commend the prior board for their service. Being a member of the board is a voluntary position and it often comes with criticism, thankless hours, undue stress, and very little gratitude. Being able to serve the community you live in can be a satisfying endeavor, and the previous board approached their service with passion and a sense of doing what they felt was right.

In moving forward, this board intends to not only be the most transparent group but also, encourage members of the association to contact me or any member of the board with questions or suggestions. We hope to keep you all informed and engaged about the happenings of our neighborhood by maintaining a web and Facebook page (foresthillspoa.com) (facebook.com/groups/FHPOA), and through newsletters. Additionally, you are encouraged to attend The Board meetings held every third Tuesday of the month.

Our first board meeting was held on January 23rd, and we are currently reviewing past processes and documentation to familiarize ourselves with the Association's responsibilities. This year's budget is the most challenging due to the lack of year-end rollover. We will be looking for volunteers to serve on committees and to help with small projects such as spring cleaning, power washing Skyview pool, etc., to save money on contractors. This in turn may save money to put towards other, more substantial projects that will need to be completed in the future. Attached is a spreadsheet that shows 2022 & 2023 actuals and 2023 & 2024 budget.

In closing, I would like to thank you in advance for your support and I look forward to meeting you all.

Thanks,

Ken Sauers

Association Information

Invoices

2024 Invoices are included in this mailing. If we have your email address, it was emailed to you. The due date is 3/15/2024.

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.

Communication

To help keep costs low this is the only newsletter that will be mailed. There are several ways to receive the other information. 1.) If we have your email newsletters and relevant notifications will be emailed to you. 2.) Ask a family member with email to receive it for you.

Have them go to foresthillspoa.com and fill out the part at the bottom with ***your name and address*** and ***their*** email. 3.) We can text you a link to the newsletter or other information on our website! Send a text to comms@foresthillspoa.com with your name, phone number and carrier (AT&T, Verizon...etc.) and the word "newsletter".

Board Members & Committees

The contact information for board members is listed on the budget included in this mailing.

The 2024 board is organized into the following roles and committees.

Residents are welcome to join committees.

Pool– Ken (*Chairman*), John, Paula, Jessy, Jim, Mike

Landscaping–John, Joyce

Social–Paula (*Chairman*), Jessy, Jim

**Communications Coordinator/
Lien Manager**–Joyce

FOREST HILLS PROPERTY OWNERS' ASSOCIATION
STATEMENT OF REVENUE AND EXPENSES
2024



	ACTUAL 2022	BUDGET 2023	ACTUAL 2023	BUDGET 2024
BEGINNING BALANCE (as of 12/31)	\$134,213.19	\$87,960.05	\$87,960.05	\$ 30,587.74
INCOME:				
ASSESSMENTS:				
SKYVIEW APARTMENTS	\$22,800.00	\$22,800.00	\$22,800.00	\$22,800.00
HOUSES/CONDOS + Late Fees + past payments	\$80,400.00	\$80,400.00	\$82,382.68	\$80,400.00
FOX HOLLOW APARTMENTS	\$17,100.00	\$17,100.00	\$17,100.00	\$17,100.00
TOTAL DUES INCOME	\$120,300.00	\$120,300.00	\$122,282.68	\$120,300.00
OTHER INCOME TOTAL	\$2,266.28	\$0.00	\$4,160.33	\$0.00
TOTAL INCOME	\$256,779.47	\$208,260.05	\$214,403.06	\$150,887.74
EXPENSES:				
ADMINISTRATIVE EXPENSES:				
INTUIT PAYROLL	\$ 1,359.22			
QUICK BOOKS SOFTWARE/Scheduling App	\$ -	\$ 800.00	\$ 731.22	\$ 800.00
QB FEES	\$ 553.55	\$ 500.00	\$ 453.66	\$ 500.00
LIEN FEES	\$ 190.00	\$ 500.00	\$ 590.00	\$ 100.00
TAXES IRS/NSF CHECKS/FEES			\$ 1,534.30	\$ 700.00
ADMINISTRATIVE LIEN EXPENSES	\$ 2,400.00	\$ 2,400.00	\$ 3,800.00	\$ 200.00
WEBSITE	\$ 132.00	\$ 200.00	\$ 138.59	\$ 50.00
NEWSLETTER/PRINTING	\$ 181.93	\$ 400.00	\$ 261.58	\$ 300.00
INSURANCE	\$ 2,904.00	\$ 4,000.00	\$ 2,983.00	\$ 3,000.00
LEGAL	\$ -	\$ 3,500.00	\$ -	\$ 3,500.00
OFFICE	\$ 339.82	\$ 500.00	\$ 714.36	\$ 400.00
POST OFFICE BOX	\$ 212.00	\$ 225.00	\$ 226.00	\$ 225.00
POSTAGE	\$ 294.79	\$ 500.00	\$ 347.97	\$ 350.00
WORKMAN'S COMP	\$ 135.00	\$ -	\$ 292.00	\$ -
TAX PREPARATION	\$ 310.00	\$ 300.00	\$ 320.00	\$ 320.00
TREASURER	\$ 2,400.00	\$ 2,400.00	\$ 3,800.00	\$ 2,400.00
TOTAL ADMINISTRATIVE EXPENSES	\$ 11,412.31	\$ 16,225.00	\$ 16,192.68	\$ 12,845.00
COMMON EXPENSES:				
MAINTENANCE & LAWN, MULCH/FLOWERS	\$ 9,354.92	\$ 14,000.00	\$ 14,364.33	\$ 8,000.00
SOCIAL	\$ 2,234.86	\$ 3,000.00	\$ 2,550.00	\$ 4,000.00
UPGRADES & RESTORATIONS	\$ 9,579.60	\$ 35,000.00	\$ 19,157.21	\$ 5,000.00
ENTRANCE WAYS	\$ -	\$ 10,000.00	\$ 72.56	\$ -
TOTAL COMMON EXPENSES	\$ 21,169.38	\$ 62,000.00	\$ 36,144.10	\$ 17,000.00
POOL and GENERAL EXPENSES:				
CHEMICALS	\$ 5,023.94	\$ 14,000.00	\$ 9,871.27	\$ 10,000.00
FURNITURE & ACCESSORIES	\$ -	\$ 6,000.00	\$ -	\$ 3,500.00
LIFEGUARDS	\$ 17,712.31	\$ 51,000.00	\$ -	\$ -
POOL MANAGEMENT	\$ 5,027.96	\$ 7,000.00	\$ 78,750.00	\$ 70,000.00
TAXES	\$ 2,734.02	\$ 6,000.00	\$ -	\$ -
LICENSES & FEES (Pool)	\$ 1,220.00	\$ 1,220.00	\$ 1,220.00	\$ 1,220.00
POOL TAGS	\$ 233.00	\$ 300.00	\$ 253.00	\$ 260.00
REPAIRS & MAINTENANCE	\$ 85,727.39	\$ 21,000.00	\$ 20,962.04	\$ 10,000.00
POOL OPENING/CLOSING	\$ 1,906.04	\$ 2,500.00	\$ 3,518.80	\$ 3,550.00
SUPPLIES	\$ 2,003.96	\$ 4,500.00	\$ 611.09	\$ 1,000.00
UTILITIES	\$ 14,649.09	\$ 15,000.00	\$ 16,292.34	\$ 16,500.00
TOTAL POOL EXPENSES	\$ 136,237.71	\$ 128,520.00	\$ 131,478.54	\$ 116,030.00
TOTAL EXPENSES	\$168,819.40	\$206,745.00	\$183,815.32	\$145,875.00
INCOME LESS EXPENSES *	\$87,960.07	\$1,515.05	\$30,587.74	\$5,012.74

TOTAL UNITS

120.00
369.00
90.00
579.00



Facebook.com/
groups/FHPOA

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LOCAL CLASSES AVAILABLE TO RECEIVE YOUR LIFEGUARD CERTIFICATE



* Includes beginning balances

Let us know if your email has changed by contacting us at: comms@ForestHillsPOA.com