

State of the Unit Address

February 7, 2019

Bull Run Unit 1 HOA, Inc. had a fantastic year in 2018. Just to recap highlights from the past year:

- At the end of 2017, BRU1 was in debt in the amount of \$895.37; but at the end of 2019, BRU1 had a reserve fund of more than \$11,600.00; a substantial improvement in the administration of BRU1 made that possible
 - BRU1 engaged the services of a different management company with some reduced expenses: Total Professional Association Management
 - BRU1 hired a different lawn maintenance company which reduced expenses more than \$10,000.00 annually: Grass Monkeys
- A residential water meter replaced the previous commercial water meter at the main monument which reduced utility expenses plus the watering schedule was changed to reduce water usage
- Several leaks in the irrigation system were repaired at cost of materials to reduce water waste
- Three resident volunteer work crews trimmed various areas along Chancellorsville Drive and Roanoke Trail to improve the looks of the neighborhood at a tremendous cost savings
- Volunteer work crews also revamped both monuments to improve the looks and also at a tremendous cost savings; cost of plants only
- Several trees in the HOA common area had to be cut down due to storm damage and old age at a total cost of \$3,575.00
- Several aspects in the BRU1 Bylaws were amended to improve guidance for the administration of the HOA
- All residents with the exception of two paid their 2018 maintenance assessment fees; the two outstanding residents were sent letters informing them of legal proceedings concerning the debt
- The assessment fees were reduced for 2019 based on the considerable savings that were obtained during 2018
- All five directors will remain in office for another year as no one was nominated or volunteered to assume any of the positions at the annual meeting; Ross will remain as President for another year
- Several homes were completed this year; only three lots remain empty at this time
- A legal assessment was made to determine the validity of the Bull Run MRA and BRU1's membership in such; unfortunately the opinion was membership in the BRMRA was mandatory, although, merging all Bull Run units was also recommended

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Where we are headed for 2019:

- Assessment fees were lowered to \$190.00 per resident with a \$40.00 rebate for 2019 only making the amount due \$150.00; down from \$375.00 annually in previous years
- The 2019 operating budget is only \$19,121.00; down from approximately \$30,000.00 in previous years; includes one-time clean-up contract
- Keystone Lawn Maintenance has been contracted to perform further clean-up along Chancellorsville Drive to improve the looks and to facilitate mowing next year at the cost of \$3,800.00; work began on January 8th and was completed by the end of January.
- Grass Monkeys has been contracted to do a one-time clean-up and replanting of both monuments to maintain the improvements made last year at the cost of \$500.00
- BRU1 will pursue reimbursements from BRU2-3-4 for expenses that were paid on their behalf by BRU1; letters from lawyer were sent in late January
- Outstanding assessment fees should be recovered this year
- Assessment fees are due on January 1, 2019 and payable by January 31, 2019 without penalty; a \$25 late fee and interest will be added after February 15th
- Maintenance assessment fees may have to be modified for 2020 depending upon the amounts of monies recovered/reimbursed during 2019 minus associated legal fees

Other aspects in BRU1:

- Parking on the street should be avoided as much as possible for the convenience of residents; the streets were not designed to accommodate parking on one or both sides
- Parking of vans or trailers on the street is not permitted per the covenants (Article 23)
- Parking in designated bike lanes is not permitted per FL Title 23, Chapter 316, s. 316.1945 1-b-6
- Residents with backyards on Chancellorsville Drive should remove any personal items or discarded items from behind their fences and back yards without fences; much of the fencing is visible from Chancellorsville Drive since the clean-ups
- Refuse and recycling containers should be put out no earlier than Wednesday evening and removed no later than Thursday evening on normal pickup days; cardboard boxes must be broken down and placed in the recycling containers for pickup
- Please edge the sidewalks and blow off debris when mowing
- Please contact a Board member for any BRU1 issues of which you become aware

Thanks to everyone for making 2018 a landmark year for Bull Run Unit 1 HOA, Inc. A tremendous number of people and hard work made all of this possible. Thanks to the Board of Directors for their dedication to make so much improvement in our unit.



Phil Ross
President