



Cherrywood Park III

Homeowners Associations, Inc.
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President's Report -- 2020 Annual Report – November 2020

On behalf of the Cherrywood Park III Homeowner's Association, (CWPIII HOA), Board of Directors, I would like to extend warm greetings to all the residents of the CWPIII HOA. We have been honored to serve in 2020 and to continue the effort to improve our community.

We are pleased to report that Year 2020 has been a successful one for the Cherrywood Park III Homeowner's Association. While the current situations with the COVID-19 pandemic we are living in uncertain and unprecedented times. The pandemic restrictions have made it even more difficult to manage the association this year. The Association has continued to run responsibly, in accordance with the Bylaws and Declaration of Covenants, Conditions and Restrictions of Cherrywood Park III.

Organization

The Cherrywood Park III Homeowners Association, Inc., ("Association"), incorporated December 7, 2000 as a Colorado nonprofit corporation was formed to maintain and preserve the common property on behalf of its members. The Association consists of 488 single-family residences. The Board of Directors, (all volunteers), are elected by the homeowners to manage Association affairs. All required Board meetings have been held, in accordance with the Bylaws of the Association, during the fiscal year 2020. The Board Members in attendance represented a majority constituting a quorum, for the transaction of Association business. Association Homeowners were notified of meetings by signs posted at all development entrances, as well as notices on the Association and Management Company websites.

Annual Meeting

Due to COVID-19 the Cherrywood Park III Board of Directors has elected to move the 2020 Annual Homeowners Meeting from November 2020 to January 2021. Meeting date, place and time has not been determined. When the details of the Annual Meeting have been finalized, they will be forwarded to CWPIII Homeowners.

Finances

The Board of Directors and Management Company continued to efficiently monitor your Associations financial status. The Association's 2020 Balance Sheets indicate another good year financially despite the overall economic environment. The 2021 Operating Budget, recently presented to the homeowners, demonstrates the continued sound financial management of the Association.

Assessments

On October 5, 2020 the Cherrywood Park III Homeowners Association, Inc. Board of Directors adopted a proposed operating budget for calendar fiscal year 2021. In accordance with the Associations By-Laws the CWPIII HOA FY2021 operating budget is based upon estimated cash requirements deemed to be such aggregate sum as the Board of Directors should, from time to time, determine to be paid by all of the Association's Homeowners.

The October 5, 2020 Board adopted operating budget for FY2021 was deemed ratified by the CWPIII HOA, Homeowners Budget Ratification Meeting held on November 16, 2020.

The FY2021 operating budget projects total income of \$210,864.00 and expenses of \$210,864.00, based on estimated calculations from current year transactions and projected expenses through the end of the FY2021. The proposed FY2021 total expenses represent an increase of \$240.00.

Increases in the FY2021 operating budget is based on competitive bids received by the Association for management fees and landscape contract. The slight increases/decreases in expenses such as administrative, late fee expenses, audit/taxes, legal fees, insurance are based actuals from FY2020. The increase/decrease costs associated with association ground maintenance such as sprinkler repair, playground maintenance and common area maintenance are also based on actuals from FY2020. Utilities such as electric has been decreased and water has been increased are based on actuals from FY2020. The continued funding of the Association's Reserve account remains unchanged as required by current legislation.

The FY2021 operating budget requires no assessment increase to the homeowner from the current \$102.00 per quarter in FY2020. The annual assessment is due in 4 payments due the 1st day of each quarter (January, April, July, and October). Assessments are deemed late after the 15th of each of those months.

The income from assessments for FY2021 is based on the \$102.00 per quarter on 488 homes. Total projected assessment income is \$199,104 for FY2021.

Management Company

The Board of Directors is pleased to announce that the Association has signed another one-year contract extension in effect through June of 2021 with 4 Seasons Management Group, LLC. They will continue their management of the Associations affairs.

The Board of Directors and 4 Seasons Management Group, LLC work together, following Association Bylaws and government laws to ensure compliance with CWPIII covenants. The Management Company makes every effort to handle alleged violations in a consistent manner, providing the resident multiple opportunities to respond, regarding corrections and resolution of the alleged covenant violation.

Association Accomplishments and Challenges of Year 2020

In 2020 the Association continued to move forward with an exterior house-painting program. The Board surveyed and identified Association homes in need of exterior painting. Actions are being taken to have those owners paint their homes. The Board of Directors developed an approved new exterior paint color scheme book for homeowners to choose from when painting the exterior of their home. The approved color schemes create a harmonious environment for the Association that is of benefit all homeowners. The paint books can be checked out from the management company office.

The Associations has received notice that Great Western has drilled one single well from the Tollway Pad that is accessing oil and gas under Cherrywood Park. The 25 other wells planned within the same drilling unit have been approved by both the state and Adams County but have not yet been drilled. Due to the decline in oil prices, Great Western is not drilling the additional wells in 2020 but may drill the rest in 2021.

The Board continued an Exterior Landscape and Property Maintenance Project to address trees, shrubs, rocked and mulched borders, fences, foundations and concrete in need of attention. This proactive approach is beneficial to achieve the objective of maintaining and increasing our property values.

The Board completed an annual review of all Association subcontractor contracts for the maintenance and upkeep of the common areas. The Association's insurance policies were reviewed to insure sufficient coverage.

The Board continues the approach of responsible management and control of the Association's common areas, keeping them in good, clean attractive and environmentally pleasing condition.

The Board again awarded the Association's landscaping contracts for 2021 to Schultz Industries, Inc., a locally owned and operated quality landscape maintenance company.

The Board continues its efforts to maintain the Association's perimeter fencing consisting of both three rail and 6-foot privacy fences. The association has over 12,512 feet of six-foot perimeter privacy fence and 5,218 feet of 3-foot wood split rail fence to maintain. In recent months Cherrywood Park III HOA common area property and fencing has received significant and repeated damage from graffiti and vandalism.

Vandalism and graffiti repairs have cost the association thousands of dollars this year. The most recent fence repair of repeated acts has incurred costs of \$4,700.00 plus. There is no fool proof system that the association can put in place to prevent highly motivated vandals 100% of the time.

Vandals are often motivated by peer recognition and credit. The association has quickly removed the evidence and repaired the damage of their actions. Even so the association is still experiencing significant losses.

The association needs and appreciates help from all homeowners. Please promptly report all vandalism, large or small to the Thornton Police Department and 4 Seasons Management Group (303-952-4004). The police can only respond to crimes that are reported.

The associations Architectural Review Committee consistently reviews homeowner improvement requests in a quick and efficient manner.

To address the continued raising cost of water the association continues to practice water conversation techniques. Sensible water usage now by the association given the current cost of water and availability issues, makes water conservation increasingly important to HOAs now and in the years to come.

The Association sponsored a "Home of the Month" contest in June, July, August, and September. Homes were judged on their landscaping, exterior of home and upkeep. Winners were presented with an award of \$50.00.

With the current ongoing COVID-19 pandemic, we are living in uncertain and unprecedented times. Considering the pandemic, the Board of Directors have elected to not sponsor this year's association Fall Harvest Decorating Contest or the Holiday Lighting Contest. Homeowners are encouraged to tour the association to view the number of homes that have decorated for the season.

The association will still place seasonal decorations at all entrances of the Association.

General Area Insight

The Trail Winds Recreation Center is now open at 13495 Holly Street.

The Thornton, Active Adult Center is now open at 11181 Colorado Blvd.

RTD's newest commuter rail line, the N Line, extending from Denver to Thornton, opened for service on Monday, Sept. 21st. A trip between Union Station and the Eastlake•124th Station, the current end-of-line stop, will take about 29 minutes to travel the 13 miles.

The Staybridge Suites, a suburban aparthotel at 136th and I-25 is now open, the aparthotel has 111 rooms.

Applejack Wine & Spirits 40,000 SF store/warehouse is open at 13759 Grant Street.

Starbucks new store opened at 144th & Washington.

New Infill Shopping Center being built at the NEC 144th & Washington Street.

New 150,000 SF Amazon Delivery Service warehouse, 900 east 128th Avenue.

25 North Business Park, phase 1's first two buildings with 350,000 SF total Class A light industrial space. Near 148th & Washington Street.

Canvas Credit Union has opened a new branch located at 50 East 136th Avenue.

Acknowledgements

I would like to thank my fellow board members and the staff of the Management Company for all their diligence, help and teamwork during 2020. The Board is excited to see what we can accomplish, collectively and collaboratively in 2021, to bring our community CWPIII to new heights.

In closing, I want to thank you, the homeowners, for the confidence, encouragement and support you have placed in your Association's leadership. We appreciate, need, and welcome your volunteerism, comments, concerns, positive suggestions, as well as constructive criticism. Your input is essential to the success of our Association.

The Board of Directors would like to send you and your family the warmest wishes for a Happy Holiday Season and a Wonderful New Year

Stay safe and healthy.

Respectively Submitted,

Ben H. Schafer
President, Cherrywood Park III Homeowners Association