



From the HOA President

Once again, the annual homeowners meeting scheduled for October 2021 at the Reynolda Library has been cancelled due to concerns over the new strain of the Covid-19 virus and the safer-at-home program.

The Condo HOA dues for 2022 have been increased by the allowable **10%** to **\$213.00**. This increase is due to rising vendor pricing and essential property updates. This will be addressed in the "What's Happening" section of the newsletter.

The Master HOA dues will also increase, beginning January 2022, by the allowable **10%** to **\$17.45**.

This issue of the newsletter will discuss the theme of Responsibility as it applies to all of us: Owners, Renters, the HOA and our management company (RPM). The Rules and Regulations documents outlines many of these responsibilities, but there are some that need to be mentioned again.

Last fall, we were talking to a new resident who remarked that our community is really nice and well kept. Our community is a pleasant place to rent or own because we all take our responsibilities seriously.

Dan Hyre,
President of Condo and Master HOA

Changing Times

Deacon Ridge is constantly changing with new residents monthly. The Board continues to receive complaints about residents not following the rules and regulations of the community. The most current version of the rules and regulations can be found on the Deacon Ridge Condo website:

www.deaconridgecondos.com/docs.html

Please abide by our community rules and regulations, especially when dealing with your neighbors.

HOA Board Members

Our current Board members are:

Dan Hyre **HOA/Master President**
president@deaconridgecondos.com

Norma Spears **HOA/Master VP**
vp@deaconridgecondos.com

Steve Blalock **HOA Treasurer**
treasurer@deaconridgecondos.com

Janine Pierce **Master Secretary**
mastersecretary@deaconridgecondos.com

Yan Ma **At Large**

John Abbott **Webmaster**
webmaster@deaconridgecondos.com

What's Happening...

Throughout 2021, our usual maintenance continues, along with new projects. Both the Condo and Master Associations have made many essential property improvements throughout the year:

We replaced all 14 building roofs at a cost of \$284,900 at a rate of \$20,350 per building.

In 2016 we set up a Capital Roof Account fund to replace our aging roofs. At that time we only projected \$14,000 per roof equaling \$196,000 total cost for 14 buildings. Due to price increases for materials in the future and a multi discount the board voted to replace all roofs now by securing a bank loan (at a low interest rate) to make up the difference.

Our parking lots have only been resurfaced once in the past 23 years. Wear and tear has left our parking lots in disrepair. The board voted to have the parking lot seal coated with 2 coats of coal tar sealer and line striped at a cost of \$24,715.

In 23 years, the flow valves serving our sprinkler systems (fire protection) have not been updated. Bodenheimer Plumbing Services is in the process of updating those systems in all 14 building so that we meet the Fire Marshall's standards.

Landscaping improvements were/are necessary due to liability issues with the rapid growth of our trees. We have removed 6 dead pine trees and 5 additional trees to date with 12-16 birch trees and 7 pear trees to be trimmed in the coming months.

General Security has been contracted to replace outdated fire cellular communications with new 5G units at a cost of \$300.00 per building which must be completed by January 2022.

Fence Builders has been contracted to update our outdated gate cellular communications with a new 4G unit at a cost of \$980.00 which must be completed by January 2022.

We are in the process of pressure washing all common area sidewalks. To date the oldest buildings on Timberline have been completed. We are also obtaining quotes to pressure wash all 14 buildings due to large amounts of green algae that have accumulated on their surfaces.

We are in the process of contacting a lawyer to update our bylaws and covenants to address water damage liability claims and to remove John Kavanagh (builder) from these documents.

What's (Not) Happening...

In 2020 we spent **\$73,212** for water mitigation, ceiling and wall repairs, HVAC leaks, bathroom fixture leaks, washer hose leaks, and water heater leaks due to owners not conducting monthly/yearly unit maintenance. To date in 2021 we are well over **\$50,000** due to these water mitigation issues as well as careless tenants who choose to flush handy wipes down the commode thus creating sewage overflow in 4 units, or tenants who let their unattended washing machines overflow while out shopping. We cannot consistently pay **\$70,000-\$80,000** yearly for negligent owners and tenants.

Owners who are renting their units need to screen prospective tenants. A review of each prospective tenant's criminal history should be high on your screening list. In accordance with HUD guidelines, no prospective tenant with any conviction relating to the illegal manufacture or distribution of a controlled substance shall be permitted. We are seeing increased criminal activity on the property (stolen guns, drugs, etc.). It is also highly recommended that owners require renter's insurance to protect the unit and others who may be affected by accidents or negligence by the tenant.

Owner/tenant violations are overwhelming. Please become familiar with our by-laws, covenants, and condo rules and regulations. These documents should be passed on to the tenant occupying the unit.

Our website (www.deaconridgecondos.com) has all these documents.

The Deacon Ridge Homeowners Association board of directors has spent thousands of dollars to maintain security on the grounds with a camera system connected to the local WSPD, a security gate system, and a police officer living on the premises. In order to maintain safety it is imperative that all residents follow the rules and regulations related to gate/automobile registration. All owners **must** provide correct and current contact information to the HOA and the management company (RPM); including owner's legal mailing address, telephone numbers and email addresses. Owners must also provide names, automobile information, current phone number and email information for **tenants** living in their unit. Owners are subject to a \$150.00 fine if they do not comply within 30 days of purchase of a Deacon Ridge unit.

RPM can be contacted at www.rpmpropertypros.com.

Responsibility

Responsibility: noun

1: the quality or state of being responsible: such as

a: moral, legal, or mental accountability

b: reliability, trustworthiness

2: something for which one is responsible: burden

In this issue of our newsletter, we would like to talk about something that tends to be overlooked - the responsibilities of all us who live in Deacon Ridge. We all have to remember that the 168 units in our 14 buildings are not apartments owned by some faceless corporate entity. Each unit is owned by someone who either resides in their unit - which is their home - or who rents their unit as an investment. In either case, there are responsibilities that must be met to maintain the value of the community. The Condo's Rules and Regulations document is on our website:

<http://www.deaconridgecondos.com/docs.html>.

The Rules and Regulations document outlines all the rules that we as owners or tenants are responsible for obeying. These rules have a common goal - maintaining the appearance and value of our property.

As a reminder, we are all required to register our automobiles to access the security gates. Do not assume that passing a gate code or remote to a new resident will guarantee their access. Everyone is responsible for registering their vehicles.

Owners are responsible for condo repairs (inside the four walls of each unit). Typical repairs includes air conditioning, hot water heater, shower upkeep/repairs, any water leaks, etc. It is the responsibility of each resident to fix water leaks - a running toilet can cost us all thousands of dollars. If the HOA has to pay high water bills due to leaks, the HOA will have to increase the monthly fees to cover the cost.

The hot water heaters in our buildings are approaching or have passed their life expectancy. Owners are responsible for ensuring that the hot water heaters are maintained **BEFORE** they fail. A hot water heater failure in a second or third floor unit will cause damage to each unit underneath it - damage that the unit owner is responsible for.

Each unit resident is responsible for making sure that you keep your keys with you when you exit the building. Remember, if you are locked out of the front door and/or individual condo door the HOA and/or RPM **does not have access** to individual condo doors. A locksmith will need to be called.

Residents with balconies or patios are responsible for keeping them clean and neat. If a prospective resident sees a patio or balcony that is dirty, they will presume that they are all dirty and a dirty property will drive off prospective residents, which will decrease property values in the long run.

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Owners are responsible for their Mail Box keys: If your keys do not work, or you have lost them, you need to visit the Post Office (on North Point) for access keys, replacement keys, and/or additional keys. There is a fee for these services.

Residents who are Dog Owners are reminded that they are responsible for picking up their dog's waste according to Winston-Salem and Forsyth County statutes. Owners who fail to pick up dog waste are subject to HOA and County fines totaling up to \$400. If we all do our part, we will be helping to keep the community attractive, and will raise property values.

The Home Owners Association (HOA) - along with our property manager RPM - work together to doing the myriad of unseen tasks necessary to keeping the property running smoothly. The HOA is comprised of owners who volunteer their time and energy to keep an eye on the property. The HOA is constantly looking for potential issues with the buildings - issues such as damaged roofs, inoperable lights, broken doors, vandalism and many other things. RPM works with the HOA to make sure that what needs to get done gets done.

RPM is responsible to collecting the HOA fees and any fines for violations of the rules. It is the HOA fees that pay for so many unseen things, such as paying the water and electricity bills, managing the payment of bills for maintenance, insurance premiums and other recurring costs. (See the next page for the 2022 budgets.)

If we all shoulder our responsibilities and do our part, Deacon Ridge will continue to be an attractive, safe and pleasant place to live.

Lockboxes

As a reminder, it is a violation of the Condo Rules and Regulations for owners, tenants or vendors to attach any type of lockbox to the handrails on the front steps of a building. **Lockboxes found will be removed without notice.**

Deacon Ridge Gate Policy

NEW residents must complete a registration form which can be downloaded at www.deaconridgecondos.com. If you **DO NOT REGISTER**, you **CAN NOT** access the property when the gates are down. Further, if your auto is not registered with the HOA it will be towed at the owner's expense. The security gates are monitored by our surveillance cameras. Deacon Ridge residents and their guests are financially responsible for any damage to the security gates caused by either them or their guests. **DO NOT PIGGYBACK through the gates! Only ONE vehicle may pass thru the gates when they open!**

Notice: Gate remotes and access codes cannot be passed down to new owners or new tenants. **NEW REGISTRATION IS REQUIRED!**

Send gate registration form to hyredr@aol.com.

Annual Budgets

As you can see from the annual budgets below, it takes over \$475,000 to maintain our property. You can play a part by reducing the need for unnecessary building maintenance through prompt maintenance and obeying the rules.

| 2022 Budget - Deacon Ridge Condos | | 2022 Budget - Deacon Ridge Master | |
|--|-------------------|--|------------------|
| Monthly Condo Dues | \$ 213 | Monthly Master Dues | \$17.45 |
| INCOME | | INCOME | |
| Homeowners Dues | \$ 429,408 | Homeowners Dues | \$47,115 |
| Late Fee | \$ 200 | | |
| Interest Earned | \$ 20 | | |
| TOTAL INCOME | \$ 429,628 | TOTAL INCOME | \$ 47,115 |
| EXPENSES | | EXPENSES: | |
| Administrative Expense | \$ 1,000 | Management Fee | \$ 4,415 |
| Management Fee | \$ 25,900 | Administrative | \$ 600 |
| Public Relations | \$ 50 | Professional Fees | \$ 300 |
| Bank Charges | \$ 106 | Office Supplies | \$ 200 |
| Office Supplies | \$ 950 | Postage | \$ 200 |
| Postage | \$ 500 | Printing/Copying | \$ 500 |
| Printing/Copying | \$ 1,567 | Legal/Accounting | \$ 600 |
| Storage Rental | \$ 100 | Electrical | \$ 500 |
| Accounting | \$ 1,200 | Fixtures/Accessories | \$ 200 |
| Legal | \$ 1,200 | Grounds (Supplies) | \$ 6,500 |
| Fencing | \$ 500 | Grounds/Trees | \$ 3,000 |
| Building Exterior (Pressure Washing) | \$ 15,000 | Grounds (Contract) | \$ 4,088 |
| Building Interior (Water Damage) | \$ 15,000 | Irrigation | \$ 250 |
| Carpet Cleaning | \$ 1,500 | Snow Removal | \$ 900 |
| Common Area Cleaning | \$ 16,000 | Safety/Protection | \$ 12,000 |
| Electrical/Lighting Repairs | \$ 3,100 | Electric (Common Area) | \$ 1,550 |
| Extermination | \$ 6,300 | Water | \$ 825 |
| Fixtures/Accessories | \$ 6,000 | Dumpster/Rubbish Removal | \$ 100 |
| Grounds/Pine Needles | \$ 14,000 | Storm Water Management | \$ 75 |
| Tree Removal/Pruning | \$ 6,000 | General Liability Insurance | \$ 3,000 |
| Grounds Contract | \$30,000 | Gate/Camera Maintenance | \$ 2,500 |
| Painting Exterior | \$ 2,000 | Unallocated Expenses | \$ 112 |
| Painting Interior | \$ 4,000 | 10 % Capital Reserve (Req'd by Law) | \$ 4,700 |
| Parking Lot Repairs | \$ 500 | TOTAL EXPENSES | \$ 47,115 |
| Roof Repairs (Gutter Cleaning) | \$ 5,500 | | |
| Plumbing (Water Damage Claims) | \$ 15,000 | | |
| Snow Removal | \$ 3,000 | | |
| Safety/Protection (Gen. Security -Fire) | \$ 24,000 | | |
| Electric Common Area | \$ 28,000 | | |
| Water | \$ 35,000 | | |
| Sewer | \$ 35,000 | | |
| Dumpster Removal | \$ 15,900 | | |
| Storm Water Management | \$ 500 | | |
| Property Insurance (Prepaid) | \$ 32,930 | | |
| Roofing Loan (7 year term) | \$ 33,428 | | |
| Unallocated Expenses | \$ 2,397 | | |
| Update Security Cellular | \$ 4,500 | | |
| 10% Capital Reserve (Req'd by Law) | \$ 42,000 | | |
| TOTAL EXPENSES | \$ 429,628 | | |

Police Officer's Report

Hey everybody! I'm Will Johnson and I am the courtesy officer for the Deacon Ridge Community. I am here to make Deacon Ridge a safe and desired place to live. A couple things that I would like for everyone to be mindful of:

Locking your car doors at night: Most criminals check the door handles of vehicles during the late night/mid-morning hours of the day to see if they are unlocked. Please do your part by simply locking your car doors every night and do NOT leave anything of value visible inside of your vehicle. The Winston Salem Police Department has a city wide "9PM routine." Which is a friendly reminder for everyone lock your doors at 9PM.

The traffic circle: Please be mindful and proceed with caution when driving through the traffic circle. The Deacon Ridge community has many people who enjoy walking their dogs or just for exercise, kids out playing and riding bicycles, and people with disabilities that walk near the traffic circle. Please do not speed through the traffic circle and follow the correct flow of traffic while driving through. I have witnessed several drivers go the wrong way (against traffic) and this can be problematic for many obvious reasons.



If anyone has any questions, concerns, or general comments please feel free to reach out at any time as I am here for you guys. Let's continue to keep Deacon Ridge an enjoyable place to live.

I can be reached through email at williej4@yahoo.com or by telephone at 336-848-

Our Website

Have you had a chance to look at our updated website? It looks great and many important and useful documents are there. The URL for our site is:

www.deaconridgecondos.com

The site covers information on:

- ◆ Our HOA
- ◆ Copies of our Newsletters
- ◆ Contact Information
- ◆ Important Condominium Documents
- ◆ Gate Information
- ◆ Good-to-Know information
- ◆ Frequently Asked Questions (FAQ)