



**Bridges at Hanover HOA**

# Annual Review

April 19, 2022

HOA Board

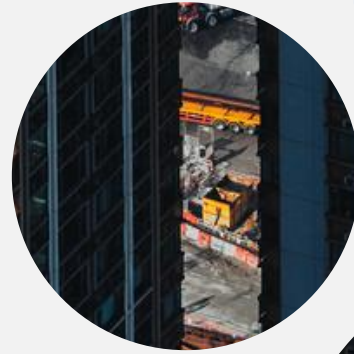
# Welcome

- Please turn off or silence cell phones!
- Be respectful
- Keep an open mind



# Agenda

- Welcome
- Agenda
- What is an HOA?
- Covenants
- Board of Directors
- Budget Review
- Accomplishments & Goals
- Events
- Voting



# What is an HOA?

The HOA maintains and enhances property values through enforcing covenants and maintenance of common areas

- Non-profit
- All owners are members
- Bylaws lay out how the HOA operates
- Board of Directors manage the HOA
- *Board members are volunteers*

## Duties Include:

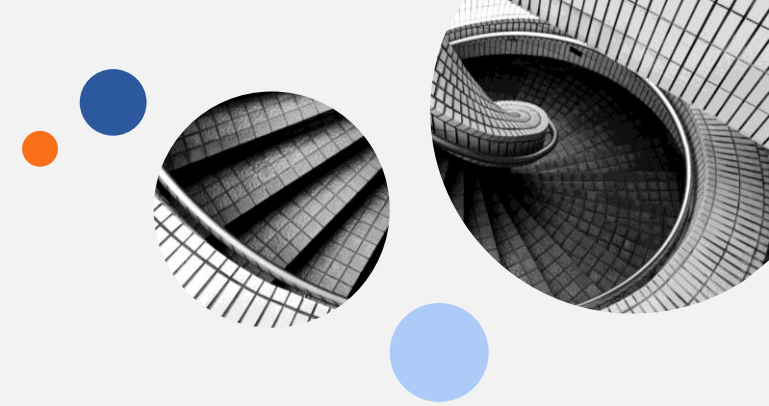
- Common area upkeep
- Collection of dues
- Create & Maintain a budget
- Secure insurance
- Enforce covenants
- Neighborhood improvements

# Covenants

**Covenants are guidelines to maintain our community and preserve property values**

## Including:

- Landscaping
- Building/Additions
- Seasonal Parking
- Storage
- Livestock
- Fences
- Decks
- Sheds



# Board of Directors



**Jason**  
President

**Heidi**  
Vice President

**Angela**  
Secretary

**Heather**  
Treasurer

**Steve**  
Board Member

**Andy**  
Board Member

**Nick**  
Board Member



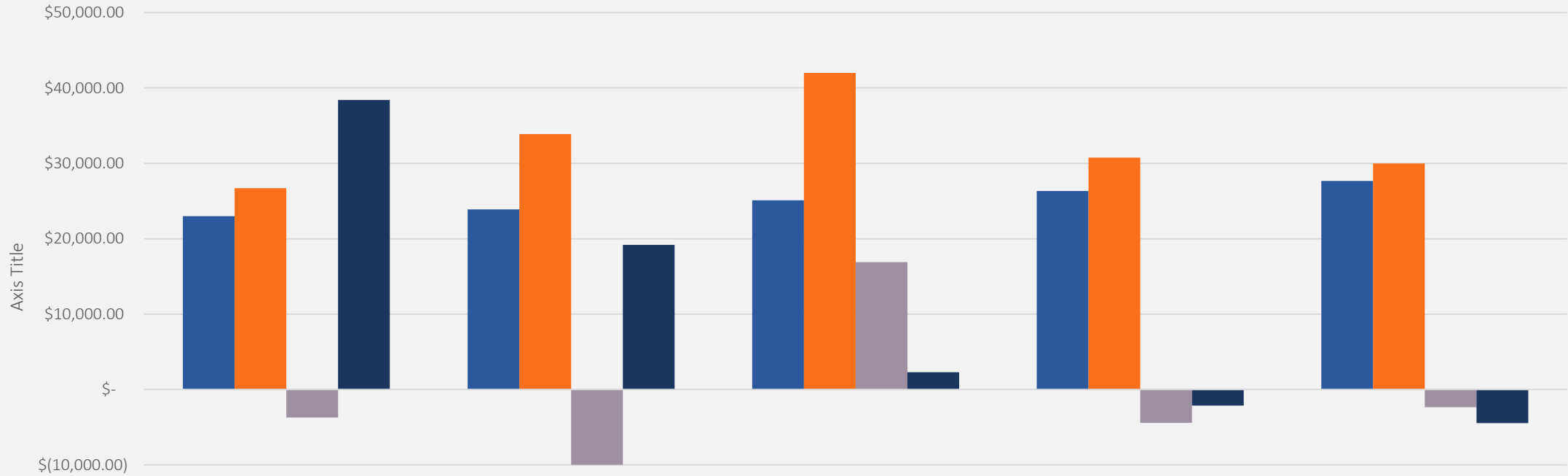


# Budget Review

Let's dive in

# Budget – 5% Increase

Chart Title

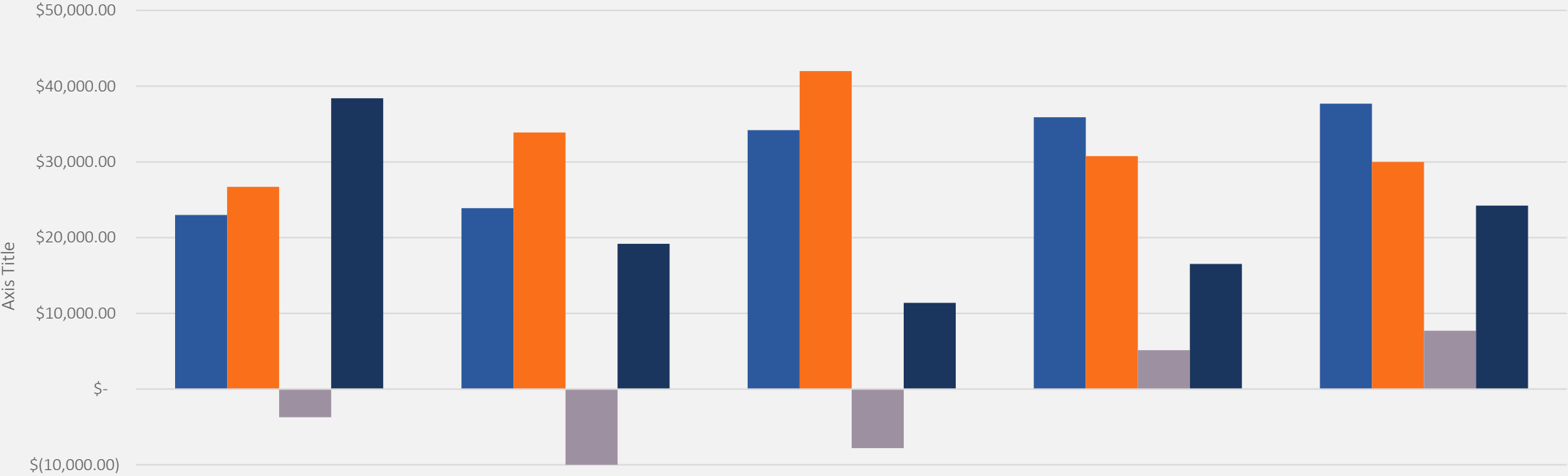


	2020	2021	2022	2023	2024
Income	\$23,010.00	\$23,900.00	\$25,095.00	\$26,350.00	\$27,670.00
Expenses	\$26,722.00	\$33,900.00	\$42,000.00	\$30,760.00	\$30,000.00
Net Income	\$(3,712.00)	\$(10,000.00)	\$16,905.00	\$(4,410.00)	\$(2,330.00)
Cash Reserves	\$38,400.00	\$19,200.00	\$2,295.00	\$(2,115.00)	\$(4,445.00)



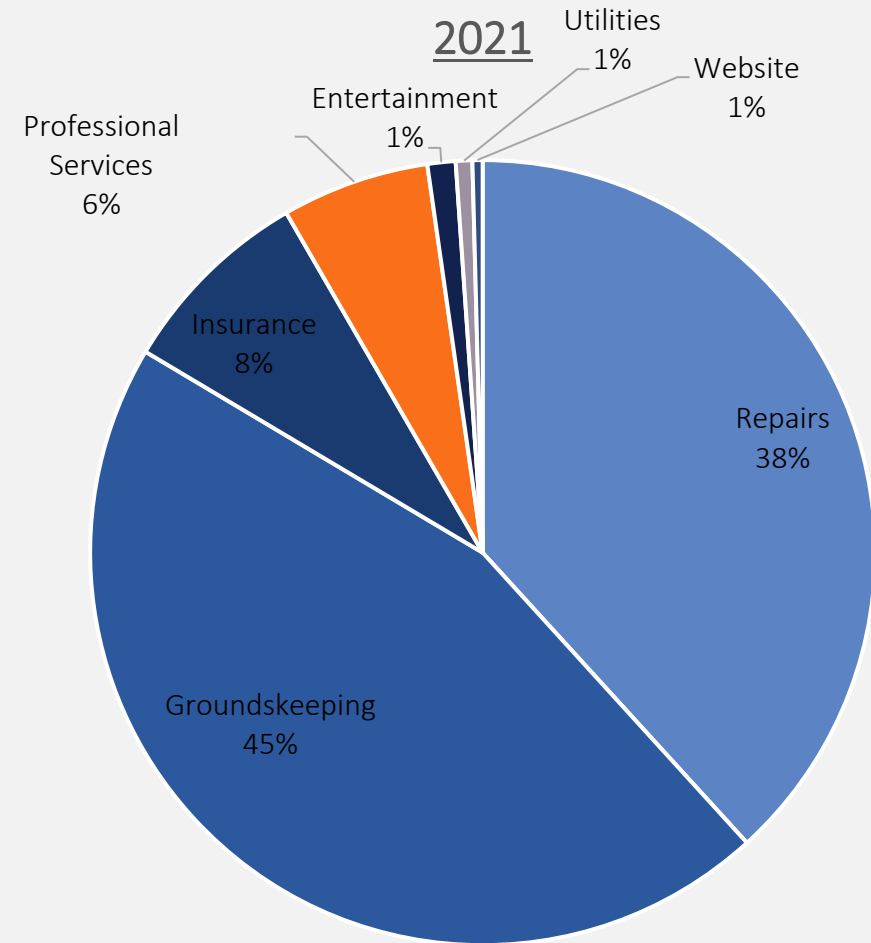
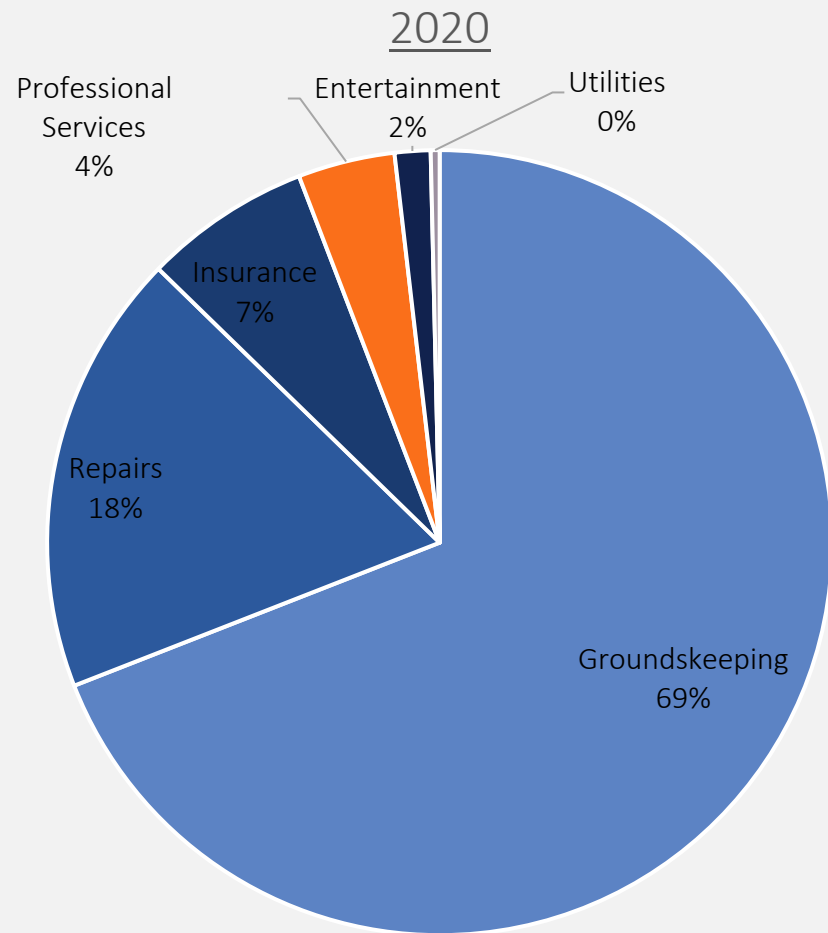
# Budget – Increase to \$475 in 2022

Chart Title



	2020	2021	2022	2023	2024
Income	\$23,010.00	\$23,900.00	\$34,200.00	\$35,900.00	\$37,700.00
Expenses	\$26,722.00	\$33,900.00	\$42,000.00	\$30,760.00	\$30,000.00
Net Income	\$(3,712.00)	\$(10,000.00)	\$(7,800.00)	\$5,140.00	\$7,700.00
Cash Reserves	\$38,400.00	\$19,200.00	\$11,400.00	\$16,540.00	\$24,240.00

# Where do your dues go?



# 2021 Accomplishments



## Bridges

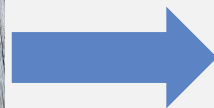
- Replaced exterior decking on Red and Blue bridges
- Replaced roofs on all bridges (Insurance)

## Grounds

- Mowing
- Fertilizing
- Trimming

## Website

- New website launched



# Goals for 2022

## Bridges

- Paint on all bridges plus entry sign
- Repairs to Blue & Green Bridges



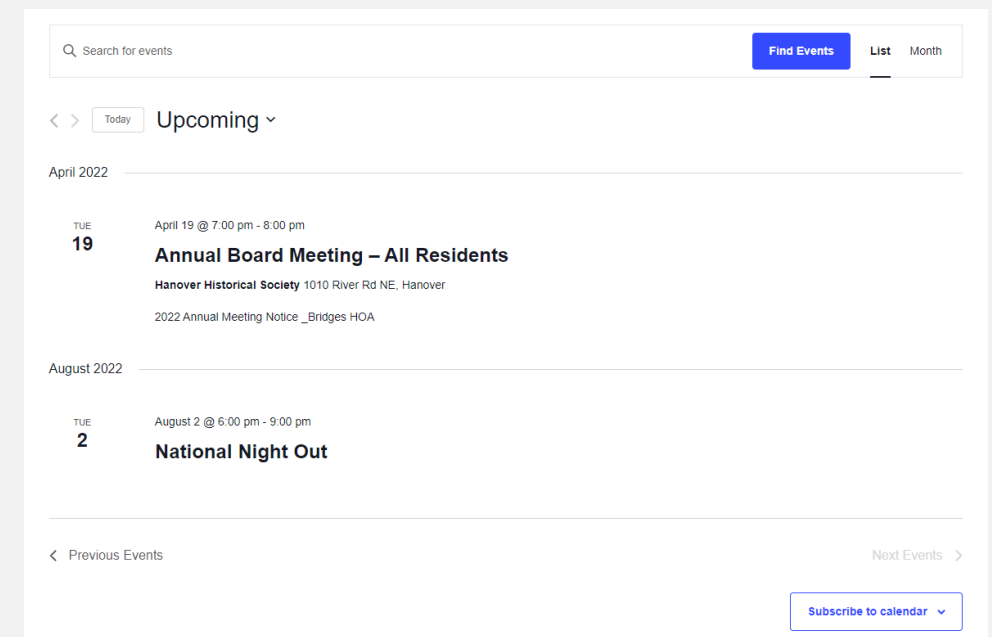
## Grounds

- Mowing
- Fertilizing
- Trimming
- Path Signs



## Website Updates

- Member Directory
- Events Calendar - Complete



# 2022 Events

## Clean-up Day

- Date TBD

## National Night Out

- Tuesday August 2<sup>nd</sup>
- Games
- Activities
- Food

## Other Events

- TBD



# Voting

- **Yes/No Ballot**
- **Voting open to members only**
- **Must be current on dues to vote**
- **1 vote per household**

# Conclusion

Thank you for your time and contribution!

Please don't forget to vote!

HOA Board of Directors

[bridges@bridgesathanover.com](mailto:bridges@bridgesathanover.com)

