



HOMEOWNERS ASSOCIATION

11/21/2022

Ravenna HOA Members,

As an entirely new Board, we are excited to provide the necessary leadership and oversight to efficiently and effectively manage our Homeowners Association. Sabrina, Richard, and I are anxious and committed to ensuring that Ravenna once again becomes a place that is highly sought after by homeowners and has a sense of community. Our priorities are: (1) financial viability; (2) gaining and maintaining a high landscaping standard; and (3) enforcing Ravenna HOA standards. We intend to accomplish these priorities through transparency, dedication and accountability.

Community First Management (CFM)

- We have met with the CFM team on several occasions and are very pleased with their efficiency and response times to questions/concerns. We are confident that CFM will provide our HOA with the expertise, management, and oversight in order to effectively and efficiently manage this association. We have an outstanding working relationship, and our priorities and direction are fully aligned.

Budget

- Enclosed in this envelope is the Ravenna HOA 2023 Budget. Due to the use of the entirety of our Reserve Account in the Spring of 2022 for irrigation repair, we have a Reserve Account balance of zero.
- Since Ravenna HOA inception, the Monthly Assessment remained at \$30 until January 2022 when it was raised to \$45. So, we have not kept up with inflation over the past 16 years and in particular the high inflation over the past two years.
- Ravenna Monthly Assessment is relatively low compared to the national average HOA fee which is \$250/month <https://ipropertymanagement.com/research/hoa-statistics>
- Due to the aforementioned, we will be **raising the Monthly Assessment from \$45 to \$55** beginning on 1 January 2023. Please plan accordingly and adjust your automatic payments or allotments. There will be a 30 day grace period beginning on 1 January where members will not incur a late fee due to the change in monthly assessment.

Information Flow

- You are welcome to pass information on Facebook, however this Board will not answer questions or provide information via Facebook. The current Ravenna Facebook page is unofficial and is not sanctioned by this Board. Information will be passed via the following methods: (1) Ravenna Website at <https://ravennahoa.com/> (2) CFM Portal at <https://comwebportal.com/login> (3) email; (4) mail; (5) signage at the front entrance to Ravenna.
- If you have not **established an account with CFM**, please contact Sydney ASAP at sydney@communityfirstmanagement.com

Landscaping

- We solicited proposals from several reputable companies to provide all of our landscaping needs, including mowing, trimming, weed and feed, aeration, seeding, mulching, and edging. We believe we have found a company that will provide the necessary services at a very competitive price. You will begin to see improvements in the Spring 2023. The trees are under warranty and those that died in the Summer are scheduled to be replaced in the Fall.

- We are planning a Ravenna Day of Service for April 2023, where volunteers will help beautify the front entrance and other common areas. We will use the studies that have already been done, but by doing the work ourselves, will save the HOA thousands of dollars. Additionally, this will be an opportunity to get back to a sense of community, volunteerism, and to meet some of our neighbors.

Elections

- Elections will be held in June to align with our Annual Membership Meeting which will also serve as our “State of the Homeowners Association” meeting. A call for nominees will occur in April and the newly elected Board Members will be announced at this meeting and on our website. If you want to make a change, I highly encourage you to consider running for one of the five Board positions (President, Vice President, Treasurer, Secretary, and At Large). Per our Bylaws, these elections occur every year and carry a term of 1 year for each Board position.

Community Enrichment

- Due to budget constraints and COVID-19, Ravenna Community Enrichment Events were suspended. However, we are tentatively planning to have our first event in the Fall of 2023—more to follow...

Payments

- You can see your current balance at <https://comwebportal.com/login>
- Please go to this website and verify your information is up to date or complete the enclosed information form.
- We recommend you setup automatic payments. Additionally, you can pay for the entire year vice month by month.

HOA Enforcement

- Normal enforcement of HOA rules and regulations will include written notices followed by a hearing and fines if required.
- For the egregious violators, and there are several in Ravenna--in particular those who refuse to pay their monthly dues, we have and will continue to put liens on all of their properties until payment of all fees and fines have been received.

Annual and Quarterly Meetings

- We will continue to have Quarterly Meetings at Mount Pleasant Christian Academy across the street. We highly encourage you to attend those meetings and let your voice be heard. If you cannot attend a meeting, you can see the meeting minutes posted on our Website at <https://ravennahoa.com/>. Our Quarterly Meetings for 2023 are tentatively scheduled for 24 January, 4 April, and 3 October 2023. Our Annual Membership Meeting is tentatively scheduled for 27 June 2023.

Mark F. Riedy



President, Ravenna HOA