



## HOMEOWNERS ASSOCIATION

### *Fall Newsletter*

Ravenna HOA Members,

Holiday Greetings! This is the Fall Newsletter to update members regarding the status and progress of Ravenna Homeowners Association.

#### **Community First Management (CFM)**

➤ The CFM team led by our Community Manager, Andre Towe, continues to attend our HOA Member meetings and provides great oversight of our account and professional support. We have an outstanding working relationship, and our priorities and direction are fully aligned. We will continue our contract with CFM in 2024.

#### **Budget**

➤ Enclosed in this envelope is the Ravenna HOA 2024 Budget. Due to the use of the entirety of our Reserve Account in the Spring of 2022 for irrigation repair, we had a Reserve Account balance of zero, but during 2023 we have partially replenished the Reserve Account to approximately \$19K.

➤ Due to our ability to reduce costs and reallocate funds, we are much more financially sound. Therefore, the Monthly Assessment will **remain at \$55/month**.

#### **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; and (6) HOA Member Meetings.

➤ If you have not **established an account with CFM**, please contact Dana ASAP at [admin@communityfirstmanagement.com](mailto:admin@communityfirstmanagement.com)

#### **Landscaping**

➤ The Board has approved a new one-year contract with Edward Gossman and Associates for 2024. The issue last summer regarding the late cutting of the hedges along Mount Pleasant was due to inadequate staffing caused by several departures. We have been assured that will not occur this year.

➤ Gossman applied weed control and fertilizer, aerated, and seeded this Fall so the front entrance and grass along Mt. Pleasant will continue to beautify. You will see additional improvements in the Spring.

#### **Irrigation**

➤ Even though most of the branch piping and sprinkler heads were replaced/repared in 2022 at a cost of nearly \$80K, the two original pumps and a mainline had to be replaced this year. Additionally, one of the wells recently went dry, causing additional strain on one of the new pumps. Despite Heads up Sprinkler attempting to deepen the well, they were unsuccessful. Therefore, you

will see construction behind the right “Ravenna” sign as they bring in a rig to dig a new well. Also, they will need to remove several hedges, in order for the drill rig to enter that area. The hedges will be replaced in the Spring. The cost of the above repairs/replacements was over \$10K but will be deducted from the Reserve account due to the irrigation system being a Reserve component. We have sufficient funds in the Reserve account to cover this cost. Additionally, we will continue our contract with Heads Up Sprinkler in 2024.

### **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**

➤ We had our first event this Fall, and despite the bad weather, was a great success! We had our Turkey Trot on Thanksgiving Day, where we walked around Ravenna and met some new neighbors. The next event will be the Christmas Lights Walk around Ravenna on 15 December. We will meet at 328 Riviara Place to begin the walk. Be on the lookout for an email flyer.

### **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.
- Spring Inspections will emphasize driveways, sidewalks, curbs, steps, and siding are clean and free of rust and mildew. Additionally, lawns should be green, dense, consistent, weed free and uniform height.
- 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.

### **HOA Member Meetings**

➤ We will continue to have 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 HOA Member meetings for 2024 are tentatively scheduled for 18 February and 15 October 2024. Our Annual Membership Meeting is tentatively scheduled for 18 June 2024.

*Ravenna Board of Directors*