

Los Cerritos Area Homeowners Association

Summer 2024 Update

Greetings!

The new LCAHA board met on Monday August 5th for our first meeting after the June election. Here is the new HOA leadership team:

- President: Maxwell Knarr
- Vice-President: Darell Rogers
- Treasurer: Lyndsi Donner
- Secretary: Jessica Shelby

And here are the board members:

- Newly elected, terms expire in 2026: Dianne Christiansen, Maxwell Knarr, and Aaron Pennington
 - Elected last year, terms expire in 2025: Patrick Pace and Darell Rogers
- The board made a few decisions during this meeting. On the lighter side, the neighborhood will have a

wood chipping event and the annual hayride in October.

The wood chipping event will take place on Saturday October 19th starting at 7 AM. If you would like to have trees and other organic material chipped, please leave it by the 'curb' so it's accessible by the wood chipping team. If you are in one of the 'Courts' (Las Lomitas Court, Lomas Court, Arbolado Court, etc.) please bring your pile to the main road. Branches will need to be no larger than 10 inches in diameter, and please do not include stumps or other debris in your piles. Please be sure to assist in the chipping operations when the chipper arrives at your location. We will also need additional volunteers to help with the wood chipping—if you would like a share of the wood chips, please help out.

The hayride will occur on Saturday October 26th. As in previous years, we will meet in the community space at the end of Camino Cerritos at 5 PM, then caravan around the neighborhood. If you have a trailer that you can pull for the hayride, or if you're able to help pick up or drop off hay, please reach out to Jessica Shelby.

The board also authorized a Compilation (a sort of audit) to be performed so we can stay in compliance with New Mexico state law.

Finally, Darell Rogers put in hours of work creating a road expense projection based on historical expenditures and accounting for inflation. The projection includes dirt road and

ditch maintenance performed annually, asphalt road maintenance performed every five years, and mowing and snow removal. The good news is that we can begin significant maintenance projects as soon as next year. However, due to inflation we are going to start having cash flow issues in the next few years, even if we assume an inflation rate of only 2% per year.

To prevent the cash flow issues, the board authorized an increase in dues this year and next year, for the first time since 2018. Dues this year increased from \$450 to \$460, meaning the second bill that goes out in October will increase from \$225 to \$235. Next year, the board voted to increase annual dues to \$480.

Each year, the board will reassess this plan based on actual expenses incurred, current bids, and projected inflation. If inflation continues or road conditions deteriorate, the current funding and assessments will be discussed, and if needed, assessments will be increased by 5% upon vote of the board members. The current plan predicts 5% increases through 2028, ending with annual dues of \$550. After that, no further increases may be needed for 10 or more years.

We want to thank our road committee (David Nee and T. J. Maloy) for the responsibility they have taken to manage our funds appropriately. The time and effort to determine what and when repairs need to be done is significant. We are fortunate to have the decades of experience that they bring to this effort.

Enjoy the rest of your summer! Maxwell Knarr
LCAHA President