

Assessments to increase to \$35 per month in 2021

The NCCA Board continually strives to keep assessments as low as possible. However, with our community and its infrastructure aging, the Association has been continually faced with a number of major necessary repairs and replacements which have required substantial outlays of funds. Therefore, at the December virtual Board meeting, the Board of Directors unanimously voted to raise assessments from \$33 to \$35 per month or \$105 per quarter, for the 2021 calendar year. The monthly breakdown of the 2021 assessments is as follows:

\$22 - for operating expenses
\$ 3 - repayment of the detention basin loan
\$10 - expenses for storm damage/tree maintenance/removal, sidewalk repairs, tot lot, and Manor House/Carriage House repairs

Out of the yearly general operating expenses for 2021, \$80,000 is allocated for maintenance of the common grounds and \$41,000 is budgeted for the swim club. The detention basin project was mandated by the Township and, due to the magnitude of the expenses involved, NCCA secured a ten-year loan in the amount of \$150,000 to pay for this project. The special assessment of \$3 per month goes toward the repayment of this loan.

The additional special assessment of \$10 per month will also fund the following:

- Maintenance, removal and pruning of common ground trees due to aging and excessive storm damage. In 2020 we had a record year for the number of trees removed and pruned because of damage.
- Sidewalk repairs on common areas remain a necessary expense to provide a safe walkway for pedestrians.
- The Board of Directors has an obligation to maintain the assets of the community and has been investigating a number of options for funding the repair/maintenance of the tennis court area.

This year, even though the pool was not opened, we still incurred expenses for the maintenance of pool water to stabilize it for the summer when it was determined that the pool would not open in 2020. Unfortunately, several major and unanticipated expenses also incurred during the year. The two oil tanks needed to be replaced at the Manor House for a cost of \$4,750. Another major expense this year was \$9,500 for painting the Manor House, and during the start of that project it was determined that some of the wood in the eaves was rotted, which had allowed squirrels to enter the house. Additional expenses were incurred for those repairs. Some of the monies that were not spent for the pool were diverted for the cost of the oil tanks, the wood repairs on the Manor House, as well as other unanticipated expenses. Approximately \$8,000 of the amount allocated for the pool was not spent this year and that amount will go toward needed pool repairs for next year.

Many thanks to the continued efforts of our Board of Directors. Due to the fact that our Board members, as well as other community members, donate many hours of their time for the benefit of our community, our assessments still continue to remain among the lowest in the area. Their efforts are greatly appreciated.