

**Canterbury Croft
President's Quarterly News Letter
October, 2021**

We made it thru three quarters of a very trying year. We were challenged with natural weather event's from heavy snowfall to very warm temperatures in the spring. Oh yes, a hurricane causing many tornadoes that included a rain fall of 6.8 inches. Several unit owners experienced leaky roofs and some moments of anxiety. This happened while the COVID 19 epidemic ravaged the US and world.

The Canterbury community was fortunate not to have experienced major damage. Most of the damage, while extensive were fixable problems that caused havoc with our budget. We still managed to replace all but two. Interior courtyard privacy fence and gates that were in various states of decay and becoming dangerous to the safety of our residents/owners.

Collection of garbage is a problem due to inconsistent collection. We have no control with the collection agency. However, we contribute to the problem by allowing our garbage to overflow the containers. When the wind blows lose garbage is blown throughout our community. It would only be neighborly for anyone that observes garbage caught in the wind to pick it up and contain the problem.

Several owners/residents have asked "Where did all my monthly Association fees go and what did I get for it?" I want to remind all owners that we all agreed to purchase into an HOA community because of various factors. First and foremost, not needing to maintain an individual residence on building repairs and landscaping. We agreed to share the expense of ALL 74 buildings for their maintenance needs.

What Dues pay for?

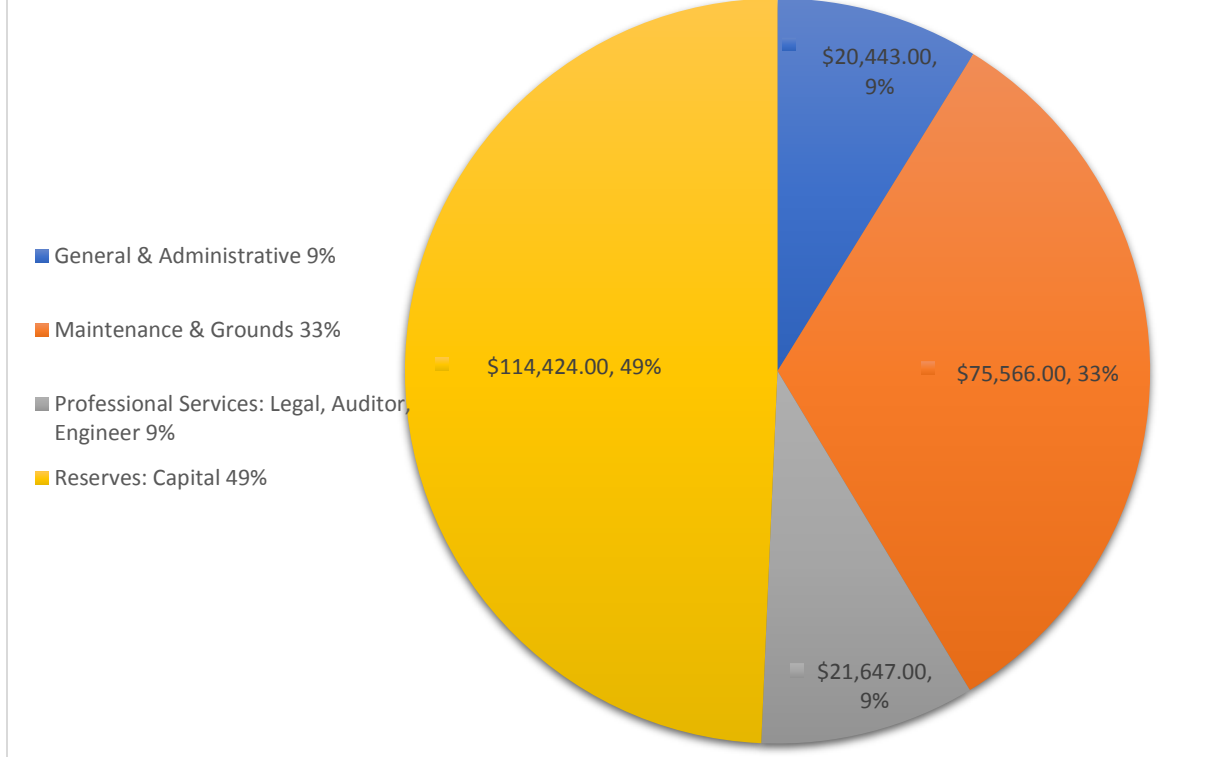
At the Annual Meeting the Board of Canterbury Croft committed to reporting the financial results of operations on a quarterly basis. The focus here will be: "What are dues paying for?"

Budget:

The initial annual operating budget is drafted by the Village Shires Community Association (VSCA), which we are a part of. A portion of the VSCA organization budget is allocated to the Canterbury Croft Association, based on number of units/roadways, to cover the anticipated cost of operations and maintenance for the association.

Those costs are in the broad categories of: General & Administration, Maintenance & Grounds, Professional Services, and Capital Improvement Reserves. Said differently, the Association Board is responsible for the maintenance of the site and the buildings "outside the wall of the units," and more detailed in the By-Laws.

CCCA Annual Expenses by Category



Maintenance & Grounds: *The most visible cost to the residents is the “Maintenance and Grounds.” This represents 33% of the budget. This includes Lawn mowing and edging; weeding of the common area beds; leaf and debris removal; pruning shrubbery and light tree trimming; tree and shrub removal and planting.*

Outside Contractor services by VSCA is also responsible for mulching, basic turf fertilization; sign bed annual flowers; tree spraying and emergency debris removal and cleanup after storms. VSCA is responsible for snow removal and the standards and conditions are spelled out in the Association documents.

Capital Improvement Reserves: *Most budgets provide for capital improvements; for our association, those items are: Re-siding buildings, replacement of roofs, common area fencing, drainage, sidewalk repairs etc. and require significant funds be set aside as indicated.*

Budget 2022

VSCA has yet to propose the 2022 budget to Canterbury Croft and the other communities. The Canterbury Croft Board needs to make sure that the budget is reasonable and affordable to us and funds the needs of the community while protecting the value of the community. More information will be provided to you about the budget and operation results when the 2022 Budget is available.

We hope this information has been helpful, but should you need additional information, please call on us....

If you observe something wrong such as mud or debris take a few minutes to make the community a better place to live.

Thank you in advance for you cooperation in making Canterbury a great place to live.

Regards,

***Joseph Kifolo,
President
Canterbury Croft***