

VOCA CHANGES

The Village of Oak Creek Association was formed after the developer of the golf course community went bankrupt. The property owners purchased the golf course and formed the HOA to collectively own and continue the golf course community.

Around 1972, most of the other subdivisions in the area joined VOCA. Nineteen subdivisions are listed as part of VOCA, not including the condo, apartment and townhouse subdivisions.

Around 1990, the VOCA annual assessment was \$80 per lot. The property owners received a discount on golf membership as part of their property ownership. At some point, the annual assessment was changed to \$180. The increase was approved by the membership and stated in the Bylaws.

In 2011, The VOCA Board of Directors changed the management of the restaurant from a subsidized contractor to employee management and then back again to a contractor. The restaurant income never offsets the expense. Subsidizing a failing restaurant cuts into our funds. The restaurant is under the HOA side of the VOCA business. The other side of the VOCA business is the golf course. How much is a discount at Redstone worth to you? Do you frequent it? Or is the prevailing beneficiary of the restaurant someone other than you?

In 2011, while Steve Nelson was president and Dave Benore was 1st vice president, meetings were held to increase the yearly assessments as a result of a **RESERVE STUDY!** The meetings were slanted in favor of VOCA BOD. Residents didn't have much time to offer comments. Due to an outpouring of negative opinions, the plans were dropped. *See notes of the meetings by the BOD secretary, Greg Lanzoni. Very Revealing!*

Around 2014, HOAMCO replaced employees to do the HOA management. A predicted "savings" to property owners is doubted. The fees for permits were doubled in most cases. See permit fee schedule prior to HOAMCO (2013) and fee schedule after HOAMCO. The new construction permit increased from \$150 to \$1500. The lot owners were told to mail checks not to VOCA but directly to HOAMCO. The fees paid to HOAMCO were:

2016, \$4,325; in 2017, \$15,575; in 2018, \$22,500.

In 2016, A reserve study was conducted. The opinion was that the HOA reserve fund was 90% funded. The study did NOT include the golf department. An increase of \$33 was suggested.

Around 2017, the VOCA BOD, with advice from HOA attorneys, combined the VOCA reserves with the golf reserves. The result: the total reserve fund was declared under funded.

Around 2018, the VOCA BOD passed a by-law change to make it so people buying property in VOCA had to pay VOCA \$500 fee. Why? What is the reasoning for that? The amount was to increase the capital improvement fund. The golf course also began adding a fee to services and goods to be added to the capital improvement fund.

Now in 2019, with an HOA and golf combined reserve fund, VOCA property owners are being asked to approve an increase in the annual assessment from \$180 to who knows? The services will not change. The restrictions enforcement (weeds, paint color, new construction, etc.), collection of assessments and other financial management, the park, the tennis court, the restaurant, the clubhouse building will not change.

The golf course is supposed to be financially independent from the HOA. The VOCA members must decide if they believe it is reasonable to fund a reserve fund that does not separate golf and the HOA. If the HOA reserve fund was 90% funded in 2016, how can the situation require an increase to \$??? today? The answer is the golf course reserve fund is severely under funded. The golf course has been a key amenity for VOCA from the beginning. How do we manage all the assets and keep costs low?

In general, the VOCA board has plans that are fueled and formed by HOAMCO, a for-profit company. It is just good business to get a competitive bid every few years. Are we paying for more than we need or want? VOCA needs to get bids from other management companies before the lot owners say yes to a By-Laws yearly increase.

What about the golf course? Why can't that business be profitable to support a proper reserve fund?

What is restriction enforcement worth to you? Most neighborhoods in VOCA don't need VOCA's enforcement. \$180 to VOCA may be a reasonable cost for restriction enforcement, a park and a community building. But is an increase needed now without a review of the finances? Just because \$180 was set years ago, that doesn't mean it was a fair cost then or is too low a cost now.

VOCA members are going to be asked to vote for an increase to the annual assessment now and an automatic increase of % per year going forward. Is an automatic increase necessary?

Your vote will matter.

Member Alliance