

December 23, 2020

Happy Holidays to Each and Every King Ranch Homeowner,

2020 is drawing to a close, and we are sure everyone is more than ready to close the door on this absolutely crazy year and move forward into a new and hopeful future. And when the bells ring out, we can all raise a glass to wish 2020 a swift goodbye and then truly welcome in the 2021 year with open arms.

A quick summary of what has happened during this COVID-19 year with our three communities at King Ranch. Even though the HOA did not have its normal General Meeting in June, HOA business still went on.

- **COMMON AREA TAX EXEMPTION:** The Department of Revenue notified us that the HOA owed back taxes from 2000 to 2016 for the King Ranch Common Area. We filed for a tax exemption and received the exemption on April 10, 2020. This saved us approximately \$2000.00.
- **NO INCREASE IN HOA DUES FOR 2021:** Due to the amount of King Ranch homeowners that started their refinancing of their homes in 2020 and will not be completed until later in 2021, the board decided to leave the 2021 HOA Water Dues at the same amount as 2020. First Billing will be January 1, 2021 for \$180.00 being due on January 31, 2021. Second Billing will be July 1, 2021 for \$180.00 being due on July 31, 2021. Total billing for 2021 year will be \$360.00, again the same amount that was billed in 2020.
- **Brian Corson-Marquess is our new board member** replacing Carl Hoyer. Carl and Julie sold their home and are no long members of the association.
- **COVENANT REVISIONS** will be reviewed at the June 2021 meeting with a final covenant approval vote being made before the end of 2021.
- In 2021 we will be doing **exterior upgrades** on both pump houses. Both pump houses need new roofs, door replacements, and repainted. We are keeping an eye on the Phase I “water pump” for possible replacement due to the pump’s age and because Mullan Road residents are supplied by only one pump.
- **SNOW REMOVAL:** The board did solicit bids for snow removal for the 2020-2021 winter season. This year’s bids, as in past years bids, were cost prohibitive with the same problems of past years bids. The major issues are where to put the excess snow and the excess plowing costs. The board decided not to approve the bids due to the overwhelming cost without a review and approval of the homeowners living on St. Andrews Place and on Wild Goose Lane. Until we create a separate sustainable fund from all the owners on Wild Goose Lane and St Andrews Place that supports these large fees, volunteer snow removal removal by homeowners is still how the streets will be cleared.

- **ASBESTOS TEST WAIVER APPROVED:** We have been applying for an asbestos waiver from the DEQ since 2016. We have absolutely no asbestos pipes or joints in either of our water distribution systems. Yet our HOA was mandated to pay for this yearly test. This year the DEQ finally approved our asbestos testing waiver. A copy of this waiver is on our website: [www.kingranchhoa.org](http://www.kingranchhoa.org). Homeowners can view this waiver at their leisure under Service 1 water reports.
- **Liberty Mutual Insurance is reviewing our liability insurance which covers catastrophic events happening on our Common Area, our water distribution systems, and our mail cluster boxes.** We have been through insurance reviews in the past and the result has always been an increase in the insurance policy. We hope this year will be different but given the current state of the insurance markets due to COVID-19 and other factors it will likely increase. This is another issue we will be specifically discussing during our June meeting. We are hoping this review will be different.
- ***We will close out the 2020 year with a positive thought...*** we currently have \$6400.00 in our HOA checking account.

The board wants to thank each and every homeowner for ***“following the covenants in 2020.”*** Board members have had repeated comments about how great the three communities have been looking. Especially over this holiday season with all the fantastic lights and decorations making King Ranch look so festive this 2020 Christmas Season. Comments like this should make every homeowner happy and proud to call our King Ranch community ***“Home”***. This has resulted in everyone in our communities experiencing a greater sense of peace and happiness in every aspect of our lives.

We Thank You!

We hope to have a General Homeowners Meeting in June of 2021. Again depending on how the COVID-19 pandemic progresses.

Have Safe, Healthy and Harmonious New Year!

King Ranch Homeowners Association  
Board Members

