

WELCOME!

The Annual Meeting of the Belden Maintenance Corporation

Hosted by Your 2021 Volunteer Board of Directors

**Please stay tuned
while we wait for more
community members to join us via zoom**

A special welcome to all our new neighbors

- ▶ More homes were sold in Belden this past year than in our 13 year history
- ▶ We'd like to take a moment to officially welcome the new members of our community!
- ▶ Please feel free to ask any questions you may have to the group at the end of this presentation

Tonight's Agenda

- ▶ Review of this evening's voting
- ▶ 2021 Belden progress
- ▶ Financial update
- ▶ Voting for 2022 volunteer board of directors and the annual assessment
- ▶ Architectural review process/detail summary
- ▶ Keep Belden Beautiful reminders
- ▶ Final results of all voting
- ▶ Questions and community discussion

**PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THE
END OF THE PRESENTATION TO RESPECT EVERYONE'S TIME.
THANK YOU!**

Tonight's Necessary Votes

- ▶ Election of the 2022 Volunteer Board of Directors
 - ▶ Current members willing to continue volunteering in 2022:
 - ▶ Jeff Anderson
 - ▶ Chris Ciupinski
 - ▶ Jim Spofford
 - ▶ Anu Srivastava
 - ▶ Volunteering for Carrie's replacement
 - ▶ Michael Pritt
 - ▶ If any other community member would like to join the BOD and volunteer for the 2022 session, please proclaim your nomination now
- ▶ Annual Dues

2021 Progress: Rental Ban

- ▶ Last year's Annual meeting resulted in a vote to amend our Deed Restrictions and ban renting in our community indefinitely.
- ▶ The Board worked diligently with an HOA attorney throughout 2021 to provide all documentation and officially amend Belden's Deed with New Castle County.
- ▶ The updated document can be found on our community website:
 - ▶ www.beldenhoa.org/community-documents

2021 Progress: Rental Ban

- ▶ Official language: Belden is a private, residential, single family home community. The rental of any portion of a Lot is strictly prohibited.
- ▶ We provided a one year grace period for homes who were in lease.
- ▶ Effective November 15, 2021, all current renting must cease. Any home still renting all or a portion of their premises will be in violation of our deed and will incur fines until rectified.
- ▶ Many reminders have been given throughout 2021
- ▶ 100% compliance is expected by the community

2021 Progress: Bus stop area

- ▶ As a reminder, the county required Belden's developers to include this bus stop and parking lot in their plans
- ▶ It has never been utilized and we expect it never will be
- ▶ A few months ago, the parking lot poles and fence were vandalized
- ▶ The Board repainted the poles and removed the affected fence area
- ▶ Since then, the Board has purchased 2 "under surveillance" signs to be installed in this area in the hopes of preventing future vandalism

2021 Progress: Landscaping

- ▶ Restoring of grass along Denny road area
- ▶ Removed stumps and dead trees, and replanting of new trees
- ▶ Quote being provided to remove / replace additional dead trees
- ▶ Warranty replacement of previous planted trees will soon occur
- ▶ Trim trees, clear brush around Belden entrance area

2021 Progress: Value Add Services

▶ Landscaping

- ▶ Addalli continues to maintain community landscaping
- ▶ Bioswales maintained regularly
 - ▶ Maintenance plan submitted for 2021
 - ▶ 2022 plans will soon be submitted
 - ▶ Passed NCC 2021 inspection

▶ Waste management

- ▶ Republic continues to be our provider
 - ▶ Alternate options limited
 - ▶ Yard waste is all year long (bi-weekly)
 - ▶ 7% increase this year
 - ▶ Contract through summer of 2022

Financial information

- ▶ HOA Assessment
 - ▶ Passed Calendar year 2020 Annual HOA assessment (with homeowner approval)
 - ▶ Included trash collection in the annual assessment for the first time
 - ▶ **Projected a loss (~\$3,750)** this FY, as discussed in the 2020 HOA meeting

Capitol Improvement Fund Vanguard Admiral 500 Index

Value: \$14,570

Shares: 1,269.2

Price as of 01 Nov: \$11.24

Net gain: \$2,570

Initial investment \$12,000

Rate of return: 5.1%

All metrics flat over 2020

2021 Financial Snapshot

Income	Actual Total
Assessment	\$ 45,658.00
Snow removal reimbursement	\$ -
Fines	\$ -
Miscellaneous	\$ 500.00
Total Income	\$ 6,839.00
Expense	
Bank Fees	\$ -
Business Expenses	\$ 260.00
PO box rental	\$ -
Insurance	\$ 711.00
Annual Meeting Expense	\$ -
Franchise fee	\$ -
Property Taxes	\$ 61.50
Income Tax	\$ 69.61
Capital Improvement contribution	\$ -
Trash Program	\$ 15,432.00
Accounting	\$ -
Lawn Maintenance	\$ 22,136.00
Snow Removal	\$ -
Misc Maintenance	\$ 2,200.00
Trash Service (Dumpster)	\$ -
Water	\$ -
Electric	\$ 174.55
IT Maintenance	\$ 24.85
Total Expenses	\$ 41,070.58

- 01 Jan 21 Balance: \$77,636
- Balance as of 01 Nov: \$80,709
- Landscaping yearly cost \$22,136
- Trash Program yearly cost \$21,514
- Received full assessment payments from 83 lots. 86 lots paid assessment in 2020.
- Misc Maint:
 - \$240 Fence Maint & Common are cleanup
 - \$1,960 Tree Planting
- Books are open to any member-Just ask!

All Numbers are as of 01 Nov, unless otherwise stated

2022 Financial Planning

Budget Income	
Assessment	\$ 46,839.00
Snow removal reimbursement	\$ 250.00
Fines	\$ -
Miscellaneous	\$ -
Total Income	\$ 47,089.00
Budget Expenses	
Bank Fees	\$ 60.00
Business Expenses	\$ 600.00
PO box rental	\$ 325.00
Insurance	\$ 750.00
Annual Meeting Expense	\$ 500.00
Franchise fee	\$ 25.00
Property Taxes	\$ 62.00
Income Tax	\$ 50.00
Capital Improvement contribution	\$ -
Trash Program	\$ 21,600.00
Accounting	\$ 300.00
Lawn Maintenance	\$ 25,000.00
Snow Removal	\$ 2,000.00
Misc Maintenance	\$ 1,500.00
Trash Service (Dumpster)	\$ 700.00
Water	\$ -
Electric	\$ 237.00
IT Maintenance	\$ 200.00
Total Expenses	\$ 53,909.00

- Anticipate \$76,300 to start off FY22
- Includes participation in the trash program
- Landscaping is the biggest expense
- Snow removal variable expense; a portion is reimbursed by the county
- Budgeted Net loss: \$6,820

2022 Annual Assessment

- Assessment for Maintenance of Common Areas, Operating Expenses, Capital Improvements
- Assessment To Be Collected by New Castle County
 - Bills will be mailed in March with a due date in April
- 2021 Vote—
 - **\$575 yearly assessment**
 - **\$25 increase for FY22**

Vote NOW for the Board of Directors and to approve/ disapprove Annual Dues

- ▶ One vote per household
- ▶ To vote, please email beldenboard@emaildodo.com right now
- ▶ Put your address in the subject of the email
- ▶ In the body of the email, list name of Board members, and type Yes or No for the 2022 Dues amount
- ▶ If you submitted proxy forms prior to tonight's meeting, you may vote on behalf of those proxies. List their addresses in the email with your votes
- ▶ **ANY VOTES NOT RECEIVED VIA THE BELDENBOARD INBOX BY 9PM TONIGHT WILL NOT BE COUNTED**

Architectural Review Guidelines/Information

- ▶ 4 Solar Panels
- ▶ 1 Door/Shutter changes
- ▶ 1 Pools w/ Fence
- ▶ 1 Playsets
- ▶ 1 Flag Pole
- ▶ 1 Shed
- ▶ 1 Deck, Screened in Porch
- ▶ 3 Patio/Pergola/Pavilion/Gazebo
- ▶ 13 Total Projects (All submissions were approved)
 - ▶ Working to reduce Approval times
 - ▶ Previous Average 20 days
 - ▶ NOW 6 days

Please help us keep Belden a Great Place to Live!

- ▶ Remove dead trees from your yard
- ▶ Remove stakes from trees that are over 1 year old- they have served their purpose
- ▶ Mow lawn in a timely fashion
- ▶ Powerwash dirt/mildew from siding
- ▶ Freshen up paint on faded shutters and doors

Please help us keep Belden a Great Place to Live!

- ▶ Remove garbage cans from street within 24 hours of trash service
- ▶ Pick up after your pet- no exceptions!
- ▶ Be considerate when putting pets outside re: time of day & length of barking/squawking
- ▶ Street parking should only be utilized for intermittent driveway overflow

In closing...

- ▶ Questions
- ▶ Community Discussion
- ▶ This deck and the results of tonight's voting will be emailed to the community and posted on the beldenhoa.org website tomorrow
- ▶ Thank you for participating!