

# TUSCANY HILLS HOMEOWNERS ASSOCIATION

## 2022 MEETING

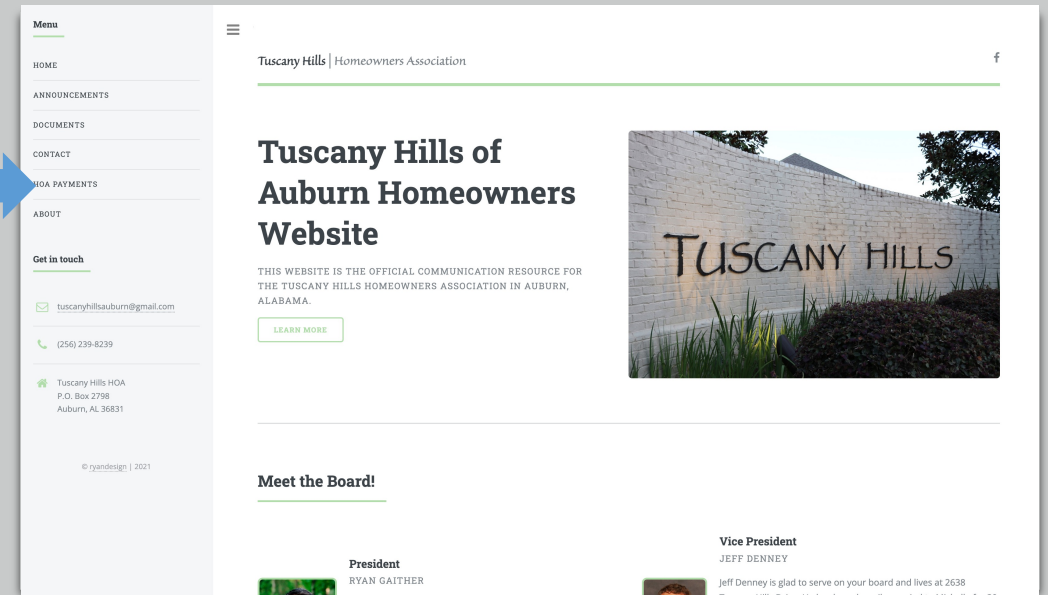
- Welcome
- Introductions



Welcome to our neighborhood! Below you will find information about the Tuscan Hills subdivision. Please feel free to browse around and make yourself at home! If you have any questions please let us know by using the contact form at the bottom of the page.

# 2021 ACTIVITY

- Website:
    - <https://tuscanyhillsauburn.com/>
    - Password: tuscanyhillshoa
  - HOA Fee Online Payments:
    - <https://go.paidwithmcj.com/pay/tuscanyhills>
- Please include your address in the Invoice Number
- New Fencing Standard

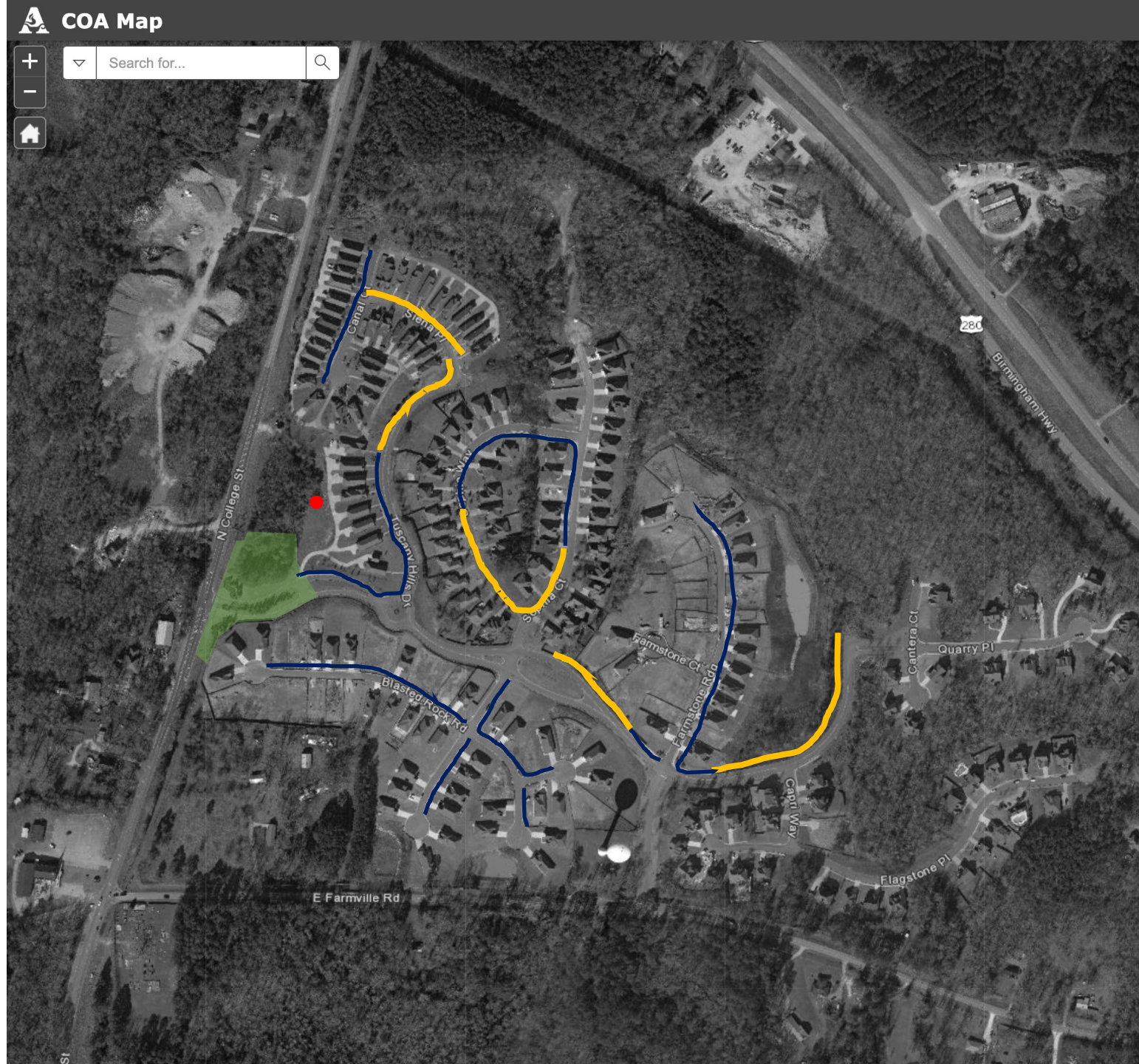




# 2021 IMPROVEMENTS

1. Landscaping / Maintenance
2. Sidewalk Installation
3. Covered Opened Storm Drain
4. Miscellaneous Repairs

## NEW FENCE STANDARDS

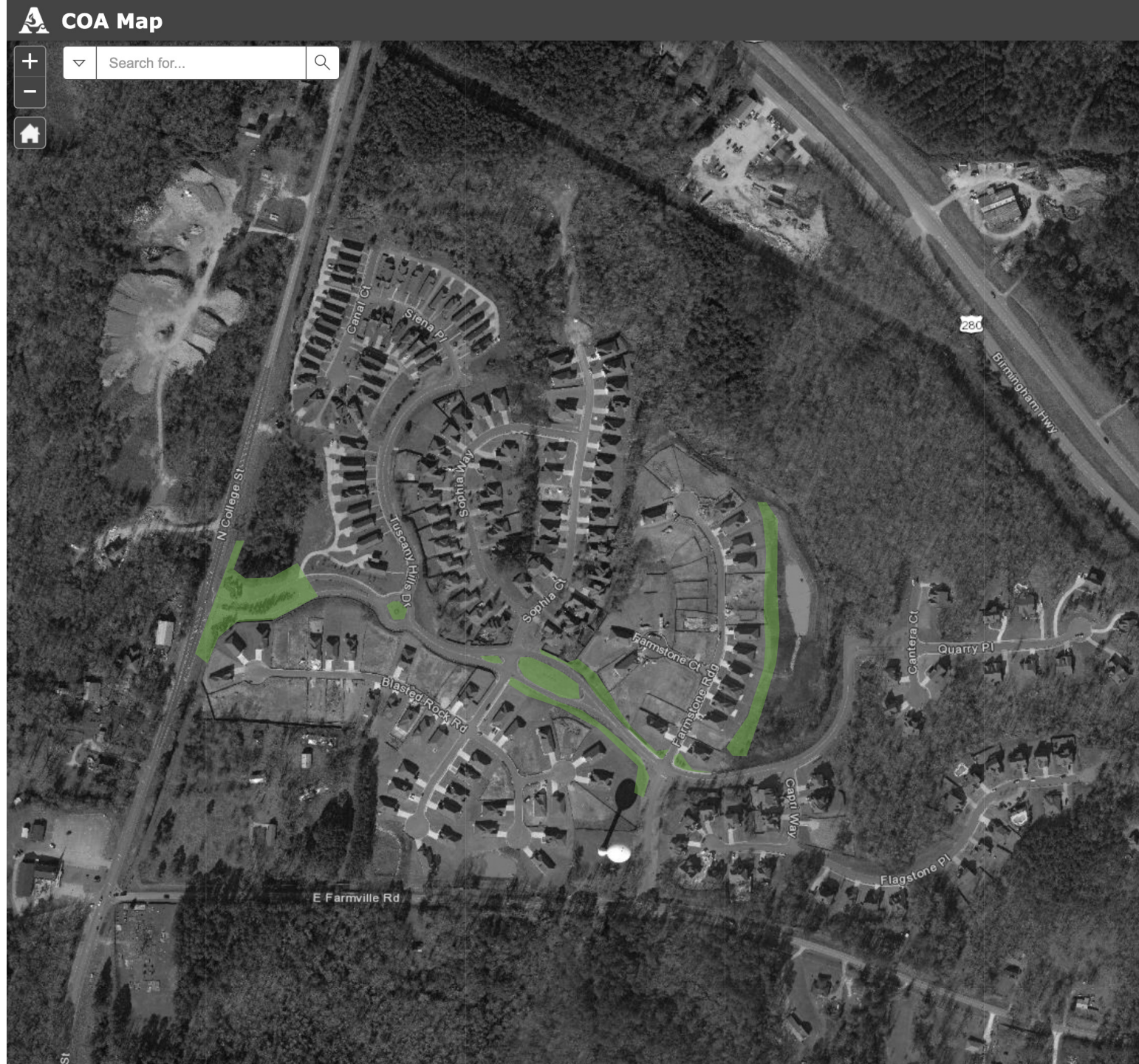




# 2022 IMPROVEMENTS

Connectivity throughout the neighborhood

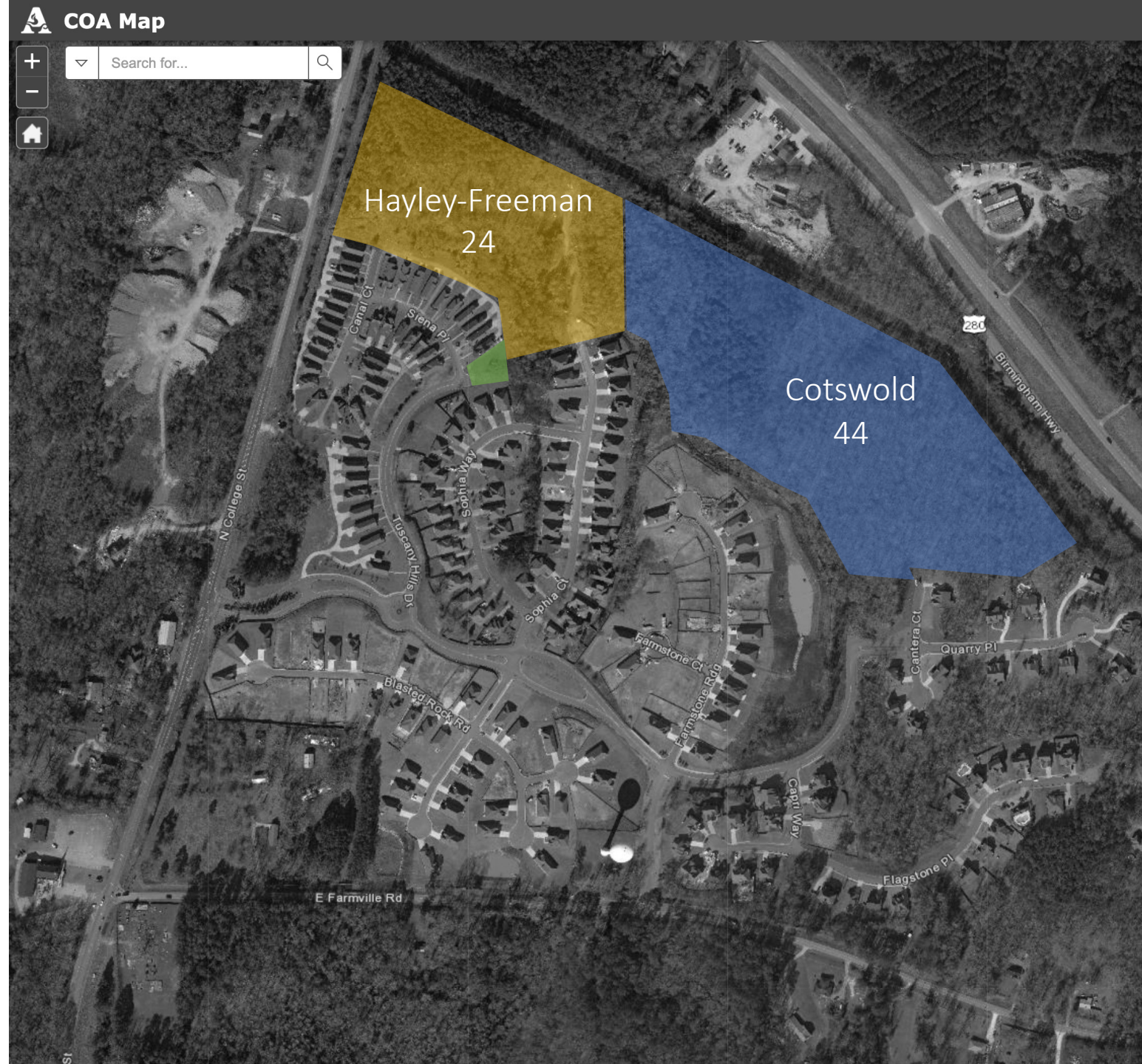
1. Sidewalks
2. Landscaping
3. Entry Sign Maintenance
4. Street Lighting
5. Increase connectivity / greenspaces





# NEIGHBORHOOD EXPANSION

- Haley-Freeman – 24 Homes (Phase 5)
  - Sitework
- Cotswold – 44 Homes (Phase 7)
  - Tree Clearing
- HOA Currently 187 Homes
- After Expansion 245 Homes
- Siena Pl / Tuscany Hills Property
  - Freeman wants to develop property in exchange of developed green space on Sophia (Phase 5).
  - HOA Vote



# TREASURY REPORTS

01/01/2021- 12/31/2021

Category	OVERALL TOTAL
<b>Opening Balance 1/1/2021</b>	<b>26,986.00</b>
<b>TOTAL INFLOWS</b>	<b>45,106.00</b>
	<b>72,092.00</b>
<b>OUTFLOWS</b>	
Uncategorized	110.00
HOA Exp.	
HOA Exp.:Fees	35.00
HOA Exp.:Fees:Bank	28.00
<b>TOTAL HOA Exp.:Fees</b>	<b>63.00</b>
HOA Exp.:Grounds Keeping	11,390.00
HOA Exp.:Grounds Keeping:Bush hog	2,750.00
HOA Exp.:Grounds Keeping:Landscaping	2,970.00
HOA Exp.:Grounds Keeping:Treatment	600.00
<b>TOTAL HOA Exp.:Grounds Keeping</b>	<b>17,710.00</b>

HOA Exp.:Improvement	16,878.00
HOA Exp.:Insurance	1,183.00
HOA Exp.:Misc.	
HOA Exp.:Misc.:Decorations	845.00
<b>TOTAL HOA Exp.:Misc.</b>	<b>845.00</b>
HOA Exp.:Neighborhood Improvement	18,000.00
HOA Exp.:Office	
HOA Exp.:Office:Post Office	432.00
HOA Exp.:Office:Supplies	433.73
<b>TOTAL HOA Exp.:Office</b>	<b>865.73</b>
HOA Exp.:Professional	
HOA Exp.:Professional:Accountant	500.00
<b>TOTAL HOA Exp.:Professional</b>	<b>500.00</b>
HOA Exp.:Road Repair	3,320.00
HOA Exp.:Utilities	
HOA Exp.:Utilities:Electricity	404.22
HOA Exp.:Utilities:Water	797.93
<b>TOTAL HOA Exp.:Utilities</b>	<b>1,202.15</b>
HOA Exp.:Website Expense	300.00
<b>TOTAL HOA Exp.</b>	<b>60,866.88</b>
<b>TOTAL OUTFLOWS</b>	<b>60,976.88</b>

# 2022 BUDGET PROJECTION

- Board Member HOA Fee Waived
  - HOA Vote

Cuurent Cash On Hand \$8,720.17

Outstanding Homeowner dues \$54,900.00

**Total In Flow 63,620.17**

## EXPENSES

Landscaping	\$14,000.00
Alabama Power	\$400.00
Auburn Water	\$1,002.00
Tax Preparation	\$500.00
Insurance	\$1,200.00
Post Office	\$322.00
Misc Supplies	\$500.00
Bank Fees	\$40.00
New Landscaping	\$3,000.00
Common Area Improvement	\$11,799.00

**Total Outflow \$32,763.00**

**Projected Balance 30,857.17**

2022 IDEAS  
+  
QUESTIONS?



## BOARD VACANCY

- Ryan Gaither, former President, has moved (Open Position)
- Susan Whatley, Treasurer (Re-election)
- Nominees (Open Position)
  - Josh Agerton
  - Open Floor
- Vote Tally
  
- As the community continues to grow, we will be seeking others in the community to take a great role.

## CONTACT US

- [tuscanyhillsauburn@gmail.com](mailto:tuscanyhillsauburn@gmail.com)
- [tuscanyhillsauburn.com](http://tuscanyhillsauburn.com) > contact

## 2021 Board Members

- Jeff Denney – Vice President
- Susan Whatley – Treasurer
- Gorham Bird – ARC Chair
- Addie Roberds – Secretary