

Ambria Homeowners Association

Dear Homeowner,

We write to inform you that due to the restrictions that have been placed on the meeting room that we were to use for the Annual Meeting of the AHOA, we have decided to postpone the meeting, which was due to be held on October 14th, 2021, until early in the New Year.

At that time, we hope to be able to hold a meeting and conduct elections for board members. If anyone is interested in joining the board, we would be very interested in hearing from them, as there are a number of current members that feel like they have done their stint and that they should step down to allow new ideas and energy to come through. If you would like to participate please let us know at the following email address: fieldsofambria@gmail.com.

In light of the above, let us firstly inform you of the activities that the board members have achieved this past 12 months:

- The flower beds at the entrance of the subdivision underwent a spring clean-up and were mulched.
- Two bushes that had not weathered well were replaced and a number of Sedum plants, that had not survived were replaced with Veronica plants.
- The grass areas for which we take responsibility were mowed and treated regularly.
- The flower beds were weeded, watered (thanks to Dr. Julie Robinson, who once again allowed us to connect our hose to her outside water outlet) and fed regularly.
- The weeds and foliage protruding through the Midlothian fence line were cut back, where possible.
- Masonry companies were contacted regarding the deteriorating brickwork on both the North and South walls of the Midlothian Road subdivision entrance and quotes obtained.
- The Ambria Homeowners flag program was discontinued this year to allow us to save towards having the North and South walls repaired.
- The fall clean-up of the flower beds will be performed.
- We attempted to have a monthly food truck come to the subdivision but due to the nature of such arrangements we were only successful in June and September.
- Other activities such as a potential block party had to be shelved due to Covid-19 restrictions.

As far as finances are concerned only 186 of the 240 homeowners on the subdivision contributed to the AHOA. A hearty thanks, however, goes out to all those who did

contribute and allowed us to meet our expenses and save towards the very necessary masonry repairs. A summary of income and expenses is shown below.

	2021 Full Yr Est	2021 Budget
Carry Over	\$8,261.61	\$8,261.61
Income	\$18,791.72	\$17,000.00
Total	\$27,053.33	\$25,261.61
Landscaping	6,886.00	7,000.00
Corp Fees	11.00	11.00
Mailing	350.00	300.00
Internet	315.00	310.00
Bank Fees	0.00	0.00
Signs & Mtce	92.76	300.00
Meeting Costs	0.00	0.00
Insurance	2,782.59	2,800.00
Total Expense	\$10,437.35	\$10,721.00
Balance	\$16,615.98	\$14,540.61

As we move into 2022, the new Management Team will need to consider how best to get the repairs to the walls completed. 30 years of weather deterioration has caused a lot of brickwork damage and the estimates for the repairs, as they currently stand, are between \$25,000 and \$28,000. Of course, after another winter season this cost could increase. By the end of this year we should have collected around \$16,500. Continuing at the

present rate we should have a further 7 to 8 thousand dollars towards this objective by the end of 2022, so with that in mind the new board is looking at calendar year 2023 before being able to commission the work. The current board has shied away for asking for higher donations from residents since 25% of the subdivision does not contribute at all and we do not consider that asking those who willingly contribute to carry more of the burden is fair. A new board will need to consider the way forward.

The new team will construct a budget for 2022 and communicate that accordingly, bearing in mind the need to collect more money to have the brickwork issues corrected (see pictures below).



We hope that you all manage to keep safe and look forward to 2022 which hopefully will be an easier year to manage all round.

In the meantime, keep safe and we look forward to your support going forward.

AHOA Management Team

Ambria Homeowners Association

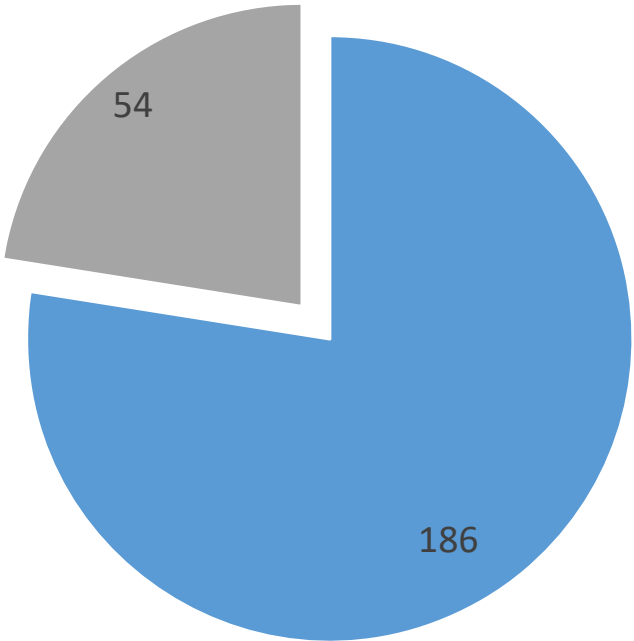
Information for General Meeting

October 2021

2021 Achievements

- Managed the grass cutting for all common areas
- Maintained the flower beds at the front of the Sub Division, including – Weeding; Mulching; Watering; Spring and Fall clean-ups and replacing plants as necessary
- Cut back growth that comes through the fences backing onto Midlothian Road where possible
- Obtained quotations from masonry companies for repairs to the North and South brick walls at the subdivision entrance
- Submitted the annual company report to the state and tax forms to the IRS and State
- Had the 2020 accounts audited successfully
- Attempted to implement a monthly food truck program

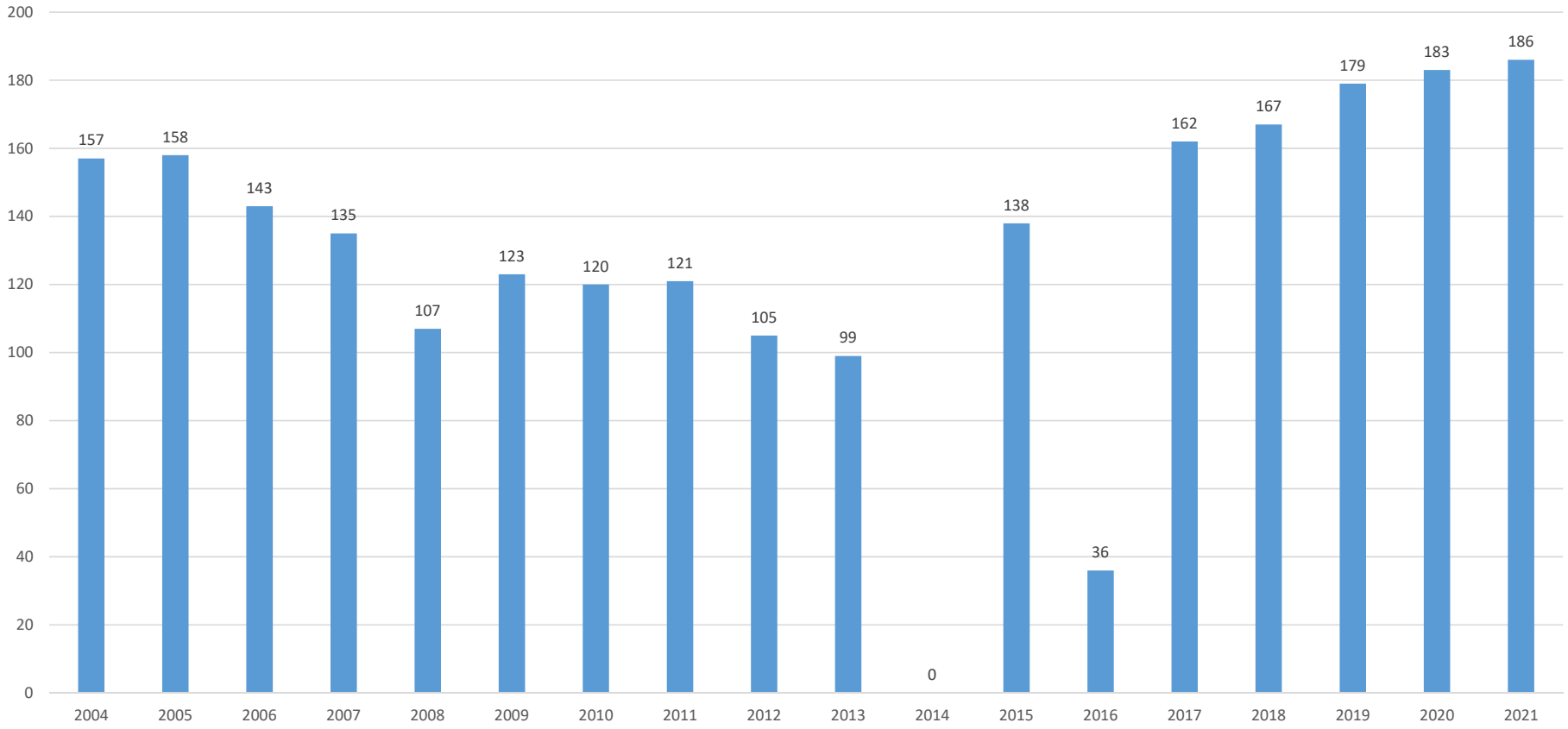
Breakdown of Responses to Payment Requests



77.5% of Homeowners contributed

■ Responders ■ No Response

Number of Responses



AHOA Finances

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Slides Showing some of the Wall
deterioration at the Midlothian entrance to
the Subdivision and a Map of the
subdivision indicating the areas covered by
the AHOA







AHOA Purpose, Grounds and Scope of Maintenance Support

