

Fairway Villas Community Advisory Committee

Newsletter October 2021

I once read, “show me where you spend your money, I’ll show you what is important to you. Show me where you spend your time, I’ll show your who, or what, you love”.

For those who attended the October monthly CAC (Community Advisory Committee) meeting this will come as a review. For those who were unable to attend, regard this as the newest information regarding the efforts of the CAC to represent your best interests as taxpaying community members.

RFP STATUS

The YMCA and TCMD are preparing contracts, and the hope is that by the end of October the YMCA is going to be selected as the Subdistrict Manager (SDM) and the Facilities Maintenance Manager (FMM) in accordance with unanimous recommendation from the Request for Proposal (RFP) Task Force to the Town Center Metro District (TCMD).

The CAC, primarily Chairman Al Morie, has been tirelessly working with budget numbers to assist the YMCA in making this transition to their new leadership position.

Foremost among the considerations are:

- (1) YMCA’s reduction of 0.5 FTE (Full Time Employee)
- (2) a negotiated reduction of fees from YMCA’s original proposal.
- (3) a reduction of costs for processing Bungalow billing services due to YMCA now being able to handle that task themselves at a significant savings.
- (4) YMCA as the Maintenance Manager brings with it the resources of their other staff maintenance specialists, such as a plumber and electrician, to be

able to supplement the skills that the person will have that will be selected to be the FV on-site individual.

(5) Lastly, the Subdistrict Manager and Maintenance Manager will be on-site personnel allowing for their ready availability and more timely response to our concerns and other important community issues.

BUDGETS FOR 2022

Mr. Morie reported that the 2022 budget planning assumed that the Mill Levy for residents in the Fairway Villas Community would remain the same as this year, and that the revenue projections utilized the August 2021 Denver Assessor's Office appraised and assessed valuations. It was noted that while Fairway Villas II was completely built out this year, the full assessed valuations for recently occupied homes will not be fully valued until later years, which will affect future years property tax income. A chart showing the assessed valuations for 2021, and comparisons to 2020 is attached. The substantial increase in valuations for FV II (Subdistrict 4) is due to more completed homes.

As expected, the fees proposed by YMCA are being integrated into the 2022 proposed budget. A chart showing the chronology of the YMCA's originally proposed fees, and the results of additional clarifications sought during the RFP evaluation process is attached. The same exhibit shows how the proposal from the YMCA compares to the cost of services that have been most recently paid to the current providers, and the increases in time commitment to the community that the Y will be providing.

The operating budgets for the balance of 2021, and for 2022 were presented, and are attached. If there are any questions about the attached exhibits that were presented during the community meeting, you may contact Al Morie via email at alm@morie.us

Prior to their departure and without the knowledge of the BIS (Bungalow Issues Subcommittee) and the CAC, Timberline has engaged the services of a new company named Environmental Designs Inc. to provide landscaping and snow removal for the Bungalows and the Clubhouse and Lodge properties. These contracts have been provided to the YMCA for their review.

THE “BEACHES” LANDSCAPING INITIATIVE

The “Beaches” are the rock areas with a meandering concrete pathway that traverse Fairway Villas One and sit on top of an easement for a natural gas pipeline that runs through GVR North and the golf course. The “beaches” are not how Oakwood Homes represented this area would be landscaped at the time they were developing the area.

The joint Ebert and TCMD Landscape Committee has sanctioned an effort to determine if there is sentiment for revision to these areas, and if so, what might be recommended in the way of changes. Therefore, the CAC, through this newsletter, is inviting any interested parties to contact Mr. Morie, via email (alm@morie.us) to indicate interest in participating in this exploration. In addition, you are requested to make suggestions for meeting times that would work with your schedules. The eventual goal is to have recommendations for revisions, if there are any, ready for presentation to the TCMD board at their regular January 2022 meeting.

CLUBHOUSE WOMEN’S LOCKER ROOM REPAIRS

Repair work to the interior of the women’s locker room at the Clubhouse is complete, but a supply issue for the materials needed for the exterior has delayed that portion until mid-November.

COMCAST AND CENTURY LINK CHANGES

Changes to Comcast for the Lodge and Clubhouse are complete. As a result, we now have upgraded internet speed and better Wi-Fi building coverage. The fitness equipment that has screens can better access the subscribed standard cable TV programs and internet websites. Surplus and unused telephone numbers have been eliminated. All this, and an anticipated savings of \$500.00 per month. Alex’s weekly newsletters will have more information regarding usage of the fitness equipment screens with the revisions that have taken place in service.

COMMUNITY MEETING CALENDAR DATES

There is a confusing formula for selecting dates for Community Meetings which most folks do not remember. Suffice it to say, these are the dates for meetings in the upcoming year. Meetings will remain live at the Clubhouse and on Zoom.

Mark your calendars.

Nov. 13, 2021 (set to accommodate the FV Craft Fair)

Dec. 11, 2021

Jan. 8, 2022

Feb. 12, 2022

Mar. 12, 2022

Apr. 9, 2022

May 7, 2022

Jun. 11, 2022

Jul. 9, 2022

Aug. 6, 2022

Assessed Values as of August 15, 2021 from Denver Assessor's Office

	Prior Year (2020)	Current Year(2021)	Change	% Change
Ebert	134,364,490	144,290,560	9,926,070	7.39%
Ebert - Debt	10,610,830	15,555,940	4,945,110	46.60%
Subdistrict 1	7,979,770	8,137,510	157,740	1.98%
Subdistrict 4	3,834,380	4,509,550	675,170	17.61%
SD1 + 4 Totals	11,814,150	12,647,060	832,910	7.05%
PT Revenue at current Mill Levy	657,623	703,986	46,363	7.05%
Subdistrict 3	4,310,340	5,388,020	1,077,680	25.00%

YMCA - 2022 SD1 & SD4 RFP Fee Proposal Calculations				
SDM		FMM	Totals	
186,432		106,800	293,232	Originally Proposed Fee
(17,000)		(15,600)		Clarification Questions fee reductions
169,432		91,200	260,632	Revised Fee Quotation
(26,000)				Fee reduction for elimination of SDM 0.5 FTE
143,432		91,200	234,632	Revised subtotal
4,770				Billing services (Monthly) addition for Bungalows
148,202		91,200	239,402	Contract Fee Amount
13,000				SDM Fee Contingency added to budget for 2022
161,202		91,200	252,402	Total Fees showing in 2022 Budget as of 9/17/2021

Existing Expenses - June 2021 thru May 2022					
	Timberline	Foothills	CLA	Total	YMCA
Invoiced Expense	101,773	75,565	59,084	236,423	239,402
FTE Time	0.48	0.63	0.20	1.32	1.75
YMCA FTE	1.00	0.75		75.38 Hrs / Mo. more	17.40 Hrs / Wk more

CLA's budgeted line for 2022 SD1 + SD4 Accounting Expense = 21,594
We are hopeful that CLA's actual expenses will be able to be reduced during 2022, once the Y is fully on board, and the accounting and bill paying processes become more streamlined. Budgeting time required by CLA next year should also be significantly reduced.

FAIRWAY VILLAS

Proposed Chart of Account Organization with Associated Income and Expense Items

Actual expenditures information available thru June for SD1 and SD4.

	Budget 2021	Jan-June 2021	July-Dec 2021	Revised 2021	Budget 2022
Revenue					
Property Taxes	657,623	646,499	11,124	657,623	703,986
Received					
Receivable (not yet received)					
Deferred to upcoming Year					
Specific Ownership Taxes	32,880	17,253	15,627	32,880	35,200
Developer Contributions					-
Net Investment Income	600		640	640	610
Other Income			957	957	-
Intergovernmental Revenue					
Bungalow Landscape Maintenance and Snow Removal Fees					
Total Revenue	691,103	663,751	28,349	692,100	739,796
Total Funds Available (Revenue + Prior Year Ending Balance)					
Expenditures					
Administration					
Accounting	46,000	16,746	19,962	36,707	21,594
Preparation of Budget Documents for TCMD Board Approval using Budget info provided by SDM					
Financial Statements as required for TCMD Board					
Tax Revenue Transfers					
County Treasurer Fees	6,576	6,468	111	6,579	7,040
Insurance					
Legal Settlement					
Miscellaneous	1,000	498	502	1,000	1,000
Contingency	7,558		7,505	7,505	10,765
Intergovernmental Expenditure					
Programming Management Services	151,500	69,982	70,800	140,782	145,005
Day to Day Operations					
Facility Programming					
Fitness and Recreation Programming					
Subdistrict Management Services	75,000	48,618	57,951	106,569	130,232
YMCA Fee Contingency if more FTE required (1.25 FTE)			3,250	3,250	13,000
Annual Budget preparations and transmission to TCMD Accountants					
Bungalows SDM					
Capital Projects					
Contracts					
Coordination with CAC					
Monthly Bill Payment Invoicing and Financial Reporting					
Work Orders					
Ad Hoc Needs					
Clubhouse and Lodge Capital Expense items					
Facilities - not for Long Term Capital Reserve items *	40,000	11,341	28,659	40,000	20,000
* Improvement Projects - \$10K brought forward from 2020, \$10k allocated to Long Term Capital Reserve					
Equipment - of Significant Value and Planned	5,000	-	-	-	5,000
Acoustics and A/V Equipment					
Equipment (Pool, Fitness, Game)					
Furniture / Furnishings					
Other					

Fitness Programs	25,000	9,645	15,382	25,026	25,000
Instructor Fees					
Minor Equipment: Hoops, Rollers, Pads, Balls, etc.					
Club Events	60,500	2,544	38,132	40,677	46,500
Beverages: Sodas, Juice, Water (bottled), Beer, Wine, Liquor, Ice					
Club Supplies: Cards, Games, Chips					
Clubhouse Coolers					
Entertainment and Decorations			4,000	4,000	4,000
Food including Condiments					
Serving Supplies: Cups/Plates/Pans/Zip Locks/Napkins/Utensils/					
Special Events / Outside Vendors					
Club Operations	58,500	3,967	14,134	18,101	12,500
Infrastructure Services					
Amazon Prime Membership					
Emergency Phone Monitoring Services		57	270	327	326
First Aid Kits and AED Supplies					
Security Monitoring Service		1,727	1,727	3,453	3,626
Trash/Recycling Service		2,167	2,178	4,345	4,452
Janitorial Supplies					
Cleaning Supplies/Bleach/Hand Soap/					
Laundry Detergent/Glass Cleaner/Trash Bags/etc.					
Paper Towels/Sanitizing Wipes/Toilet Paper/etc.					
Shampoo/Conditioner for Shower Pumps/Caddies					
Swiffer Cleaning Supplies					
Kitchen Supplies					
Kitchen and BBQ Grill Utensils/Brushes/Cleaning Supplies					
K-cups/Coffee/Tea/Sugar/Sweetener/Creamer/Stir Sticks		49		49	
Snacks/Candy					
Office Supplies					
Clubhouse Office Supplies					
Cordless Phones/ Easel Pads/ Lectern					
Highlighters/ Markers/ Pens/ Binder Clips/ Paper Clips/ Shipping Tape/ Regular Tape					
Labels, Envelopes, Postage					
Printer paper and Ink Cartridges					
SFI Compliance Replacements / Extra Service					
Shipping and Regular Tape					
Software Licenses					
Survey Monkey Subscription					
Utilities					
Electricity and Gas	30,500	16,969	13,531	30,500	32,025
Phone, Internet and TV		8,160	9,729	17,889	13,340
Storm Drainage	4,500	768	3,732	4,500	3,423
Water and Sewer	8,000	1,630	6,370	8,000	8,400
Maintenance and Repairs					
Facility Maintenance Management Services	5,000	2,975	27,005	29,980	91,200
Club Maintenance	69,500	15,491	11,500	26,991	
Cleaning Services		16,697	13,260	29,957	27,720
Elevator Service		255	27	282	525
Fire Alarm Service and Inspections		1,302		1,302	1,212
Fitness Equipment Service					1,500
Pest Control		1,043	900	1,943	1,800
Signage		110		110	500
Window Cleaning			1,450	1,450	2,904
Club Repairs	13,000	8,456	4,500	12,956	
Appliance Repairs					400
Batteries					200
Equipment Repairs					4,000
Light Bulbs		412		412	50
Contingency					5,000
Interior / Exterior Repairs	6,000	1,142	4,000	5,142	
Furniture Repairs					
Painting and Touch-ups					1,500
Stucco Repairs					2,000
Window Repairs					1,500

Irrigation Maintenance and Repairs	2,500	665	2,000	2,665	2,000
Controller adjustments for season and weather conditions					
Leaks, Coverage Area adjustments					
System Activation in Spring					
System Winterization in Fall					
Sprinkler Heads and Nozzles					
Landscape Maintenance	25,000	8,702	8,798	17,500	15,596
Backflow testing					800
Community Garden Prep					2,500
Plant Material replacement					2,500
Turf: Mowing, Blowing, Trimmings, edging, Cleanup					
Turf: Fertilization, Aeration, Spring and Fall Cleanups					
Shrubs rock and garden areas: weeding > 3" high					
Weed and Insect control chemical applications					
Tree and Shrub Pruning, Perennial plant cutback					
Winter Landscape services and site inspections					
HVAC Repairs and Maintenance	6,000		1,000	1,000	
Dehumidifier Unit		925	925	1,850	1,900
Exhaust Fans and Heating/Cooling Ventilation Systems (Water Furnaces)					1,800
Geothermal System Service and Maintenance, including Snowmelt System					3,600
Mechanical Systems Service and Maintenance		1,050	1,800	2,850	
Plumbing / Electrical Repairs and Maintenance	3,500	2,544	1,000	3,544	
Electrical Wiring and Switches, UPS Maintenance					500
Low Voltage System Equipment Service and Maintenance					500
Lighting issues (more than bulbs)					1,000
Plumbing Systems Service and Maintenance: Water, Sewer, Drainage					1,500
Pool Maintenance	25,000	11,652	15,000	26,652	
Life Safety Equipment					1,000
Minor Equipment: Paddle Boards, Noodles, etc.					1,000
Pool and Spa Chemicals and Testing Supplies					3,000
Occasional: Polishing, Filters, Backwashing, etc.					1,000
Regular: Brushing, Vacuuming, Skimming, Baskets, etc.					500
Water Quality: Testing, Temperature Control, Treatments, etc.					500
Pool Repairs	10,000	685	8,950	9,635	
Pool System Equipment		2,160		2,160	8,000
Tank / Shell / Decking					
Remediation of Mold, Rust, Mineral accretions					
Snow Removal	10,000	8,365	3,000	11,365	10,000
Snow Removal Contractors for Clubhouse and Lodge buildings and grounds					
Total Expenditures	695,134	285,966	403,040	689,007	708,435
Fund Balance - Ending Operations	(4,031)	377,785	(374,692)	3,093	31,361
Emergency Reserve @ 3% PT Revenue	19,729	19,395	334	19,729	21,120
Capital Replacement Reserve	50,000	35,000	25,000	60,000	60,000