

Celina Hills POA Manager's Report October 17th, 2024

Respectfully submitted by Marge Lamb, CAM

New Owners:

June 21st- October 2024

7 New Homeowners

2137 E. Marcia St. 6/28/24

2248 E. Newhaven St. 7/15/24

2292 E. Newhaven St. 7/22/24

1106 N. Brookhaven Terrace 8/9/24

1035 N. New London Terrace 8/28/24

2271/2293 E. Newhaven St. 9/6/24 Trustee Change

2489 E. Celina St. 9/16/24

Welcome packages went out to all except the Trustee change because they are not new owners.

Website: Has been updated. New website will go live in January 2025. All homeowners will be given information regarding access. They will set up their own email account and passwords and I'll be able to update the website more regularly.

Board Certifications: Terry Berrier and Steven Farkas have already taken the 4 hr. Board Certification which will be good for 4 years. They still will need to take courses on Financial literacy and transparency, recordkeeping, levying of fines and notice and meeting requirements. Merrill Schlegel has until June 2025 to take the 4 hr. course whereas Evan Marshall, is currently suspended until he takes the 4 hr. course. Once he gets that in and submits the certificate he will be reinstated to the board.

Violations:

There is only one violation. An approved shed was installed, but the trim of the shed is not painted yet. A notice was sent to the homeowner.

Invoices from June 2024 to October 17th, 2024.

Insurance: D&O	9.25.24-9.25.25	\$3,094.18
Umbrella & General Liability	9.25.24-9.25.25	\$2,585.20
Management Fees: June, July, August, September and October Management		\$5,263.05
✦ Management fee	\$1,052.61 per month	

Legal Fees: Anne Hathorn Legal Services, LLC. 7 properties that were sent to the attorney for nonpayment of assessments. 6 @ \$233.69= \$1,402.14 and 1 property that was sent to foreclosure procedures and that invoice is \$429.64.

Grounds Maintenance: Fernandez Lawn Care June 2024-September 2024 at \$85 a month=\$340.00

Office Expense: Michelle's Accounting- Printing and copies-June \$7.04, July \$7.04, August \$5.72, September \$5.39 VSC Copies and supplies- July \$131.36, October \$213.78.

Postage: July and October 430.92

Utilities: June-Oct \$2,275.41

Total expenses from June to October \$16,190.87

Celina Hills POA, Inc.

10/17/2024

KUNJ 10/17/2024

COLLECTION STATUS

As of: 10/31/2024 Acct#	Last Payment	Del Status	Months Del ⓘ	Charge Code	Amount Due	Accel. Thru	
C37	02/15/2024 \$95.00			A1 - Annual Assmt.	\$21.40		
				04 - Interest	\$0.32		
				Total:	\$21.72		
B17	05/24/2023 \$2.52	Bank Foreclosure	3	A1 - Annual Assmt.	\$95.00		
				04 - Interest	\$12.60		
				Total:	\$107.60		
F15	02/28/2023 \$86.26	At Atty		ATTY - Attorney Fees	\$663.33		
				3	A1 - Annual Assmt.	\$95.00	
					04 - Interest	\$12.84	
				Total:	\$771.17		

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Annual Assmt.	20100	Accounts Receivable	\$211.40
04 - Interest	20100	Accounts Receivable	\$25.76
ATTY - Attorney Fees	20100	Accounts Receivable	\$663.33
Total:			\$900.49