

Homes Association THE POINTE BRIDGE POINTE

Nelson Home Hosts TGIF on January 8

Sandy and Ken Nelson (468-6670) will host the next TGIF Social Hour at 1813 NE 83rd St. on Friday, January 8, at 5:30pm.

Since June 2005, grown-ups have met monthly with snacks and beverages at dozens of different homes.



Happy Holidays!

Festooned with lights and greenery, the NE 83rd Street entry offers Christmas greetings, thanks to **Tana and Curtis Stock and Linda Jones**, who have decorated the area for several years.

Bridge Pointe Homes
**TGIF
HAPPY HOUR
HERE!
FRIDAY 5:30-7:30pm**

December 2015
Volume 30, Number 5
**BridgePointe
Homes Association**
1419 N.E. 83rd St.
Kansas City, MO 64118
www.kcbridgepointe.com/hoa
facebook: [Bridgepointe HOA](https://www.facebook.com/BridgepointeHOA)

*"To have good neighbors,
be a good neighbor . . ."*

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Annual Meeting Set for January 11

The Association's regular annual meeting is set for 7pm, Monday, January 11 at Clardy School, 8100 N. Troost.

All neighbors are invited to learn about what happened in 2015, and about plans for 2016

and beyond.

Neighbors can ask questions, express views, elect officers and hear about a long-range plan.

Non-perishable foods will be collected for Harvesters—the Community Food Network

15% Increase . . .

Annual Assessment Rises \$42 to \$322

With an eye on rising prices and an aging swimming pool and other assets, the Board voted to raise the \$280 annual dues to \$322. By-laws allow the Board to increase as much 15% over a prior year.

Invoices were mailed to all neighbors with a letter showing how BridgePointe's dues are far below other neighborhoods. The letter notes small increases in the past, and big expenses in the future.

Planning Pays Off in the Long Term

By Pat Rainey

It is estimated that upwards of 63 million Americans live in 310,000 neighborhoods governed by a homeowner association (HOA). This means that a wealth of information is available about the good and bad of living within an HOA community.

Just a little research can yield some important points about successfully managed HOAs.

Rob West is the Austin Oaks HOA President in Zionsville, Indiana. He says that he and his board believe that people buy into his neighborhood because they want to maintain value. "This really is a comfortable place

to live, and we want to keep it that way," he says. Residents of Austin Oaks understand that dues increases and "reserve funding" are part of paying for pool, tennis court, and clubhouse maintenance that will be necessary in the years ahead.

Evidence shows there is a connection between "planning ahead" for the community and the value of individual homes within the community as a neighborhood ages.

Some states (not Missouri) require by law a reserve study at regular intervals in order to insure that funding is available downstream when assets and community infrastructure begin to show the affects of

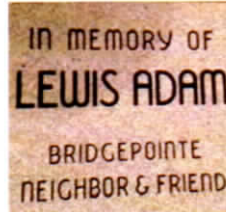
time.

"Our reserve study will come from our five-year financial plan," says **Jason White**, president of BridgePointe's HOA. "We have been working hard to catch up. We don't have enough of a reserve at the moment but we are working overtime to communicate with our neighbors and gather their support for keeping our great community moving forward."

He hopes for record attendance at the annual meeting at 7pm, January 11, at Clardy Elementary School, where the board of directors will present details of a five-year plan for BridgePointe, showing long-term future costs and how to pay them.



Frank Tittone digs a hole to plant a rosebush near the swimming pool parking lot. Many neighbors donated cash for a memorial to long-time neighbor, Board Member and Block Captain **Lewis Adam**



Tapped Out . . . Water Bills Soar

A perfect storm of four factors swamped swimming pool water bills, costing \$7,440, which is \$3,040 more than last year.

Toilets running constantly early in the season eventually were fixed. The pool management company's daily routine may have overfilled the pool, which will be watched carefully next year. A drain/skimmer may have a crack, which is being investigated for repair. Finally, the same utility rate increases that hit all neighbors hit the pool, too, this year.

It's hard to guess how much each factor contributed to the total unexpected increase.





Important Communication from your
BridgePointe Homes Association Board of Directors

State of the Neighborhood Report—Dec. 2015

Dear Neighbors,

The attached invoice shows a dues increase for 2016. Please consider our explanation and accept our invitation to attend the annual meeting at 7pm, Monday, January 11 at Clardy School.

We all must confront, with some urgency, the realities of aging assets that we own as a community. So, we had to exercise the permission granted in our Association by-laws to raise the dues for the 201 homes of our neighborhood.

There has been some discussion among board members about raising dues significantly in the future. We believe the dues comparison chart below reflects the reality of our financial situation and confirms the need to be more forward thinking in terms of the assets of our neighborhood:

HOA	Amount
Coves	\$650
Woodneath Farms	\$450
New Mark	\$450
Brookhill	\$450
Willow Brooke	\$350
Benson Place	\$375
North Brook	\$350
Carriage Hill Estates	\$330
BridgePointe, 2016	\$322
BridgePointe, 2015	\$280

After some anguish and careful consideration, we have set a 15% increase in dues for 2016. For 2017 and beyond, more annual raises will be necessary and forthcoming.

Please review the following charts and graphs to help you understand BridgePointe's financial needs. Also, please watch for future editions of the neighborhood newsletter, The Pointe, for more detailed information on the needs and plans for our great neighborhood.

Your neighbors,

Jason, Chad, Jeff, Frank, Matt, Shane and Linda

ANNUAL MEETING

Monday, January 11, 2016
7:00pm

Clardy Elementary School
8100 North Troost
Kansas City, MO

Jason White

President
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Chad Brantley

Vice-President
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Jeff Lee

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Our Cash Flow Story

Approximations of a typical year—savings is the actual accrued amount on hand

Revenue from 201 homes	\$56,000
Annual Expenses	\$55,000
Net Income	\$1,000
Accrued Savings	\$10,000

Our Expense Story

Approximations of a typical year—major items

Pool	\$32,000
Utilities	\$10,000
Landscaping	\$8,000
Insurance	\$3,000

Our Pool Expense Story

Approximations of a typical year—major items

Management	\$29,000
Furniture/Equipment	\$1,000
Maintenance	\$1,200

Community Pool Life Span Story in Years

Typical community pool significant failure points

Concrete Shell	U.S. 25 years	Our pool 28 years
Interior Finish	U.S. 10 years	Our pool 7 years
Waterline Tile	U.S. 10 years	Our pool 10 years
Filter and Pump	U.S. 10 years	Our pool 10 years

Filter and pump are original. Sand must be replaced this year.

Furniture	U.S. 5 years	Our pool 7 years
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Mixed ages depending on type of furniture

Our Pool: Repair, Replace, Respond to Health Code Changes

Interior Finish	\$9,000
Filter and Pump	\$3,500
Waterline Tile	\$4,000
Furniture	\$5,000
Shell Repair	\$8,000
Health Code change	\$1,100

Required change in hand rail

Our Dues History: Not Keeping Pace with Economic Realities

1987—First Assessment	\$180
Total of 4 increases, 28 years	\$100
Average years between increases	7
Average yearly increase	\$3.57
Cost of Living Adjustments for Social Security since 1987	80%
Cumulative Inflation Since 1987	100%

Aging Assets . . . Pool Entering Borrowed Time

Every neighbor who replaced a roof, windows, or driveway knows nothing lasts forever.

But what about the swimming pool, the neighborhood's crown jewel that adds value to every household — even those which never use the pool?

Well, it's getting old. A chart which accompanied dues invoices this month compares BridgePointe to national-average lifespans.

At 28 years, the pool's concrete shell is four years older than the US average life. The waterline tile and the pump and filter all are ten years old, matching the average lifespan in the US.

The interior finish, redone seven years ago is approaching the US average lifespan of 10 years.

Pool furniture, on average, lasts five years. BridgePointe's furniture is seven years old already.

Estimates for replacement are steep:

Interior finish: \$9,000

Shell repair: \$8,000

Furniture: \$5,000

Waterline tile: \$4,000

Filter and pump: \$3,500

A health-code change will require an \$1,100 expense for railings in 2016.



Christina Azodi, Brian McCrary, Tom Lowman, Matt Ryan, Diana Meyrand, Danny Ray, Joanne Link and Bob Hiatt sample snacks at the TGIF Social Hour hosted by the Brady/Azodi home on Nov. 13.

Four Board Terms Expire

Terms are expiring for four of the Association's seven Board members. Volunteers whom the Board proposes are **Joanne Link**, Treasurer; **Kristy and Justin Cofer**, Secretary; **Matt Ryan**, Pool Chair, and **Bob Hiatt**, Landscaping Chair.

Neighbors will vote at the 7pm, January 11 annual meeting at Clardy School.

Other candidates may be nominated from the floor at the meeting.

Check Your Shoes . . . Dogs Do Doodoo On or Off Leash

Nice neighbors keep their dogs on a leash — as required by city law — which makes scooping pets' calling cards easier. Letting dogs roam



freely not only leaves unpleasant surprises, it breaks the law.

Board Members

Jason White
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816-420-9887
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Chad Brantley
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Linda Spotts Michael
Treasurer
816-436-0339
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Meet Some of Your Many New Neighbors

At least 11 properties changed hands in Bridge-Pointe in the past 15 months. A local realtor reports that the highest sale price was \$265,000, and the average was \$202,159.

With so many new families, it's hard to introduce all of them at once. Here are a few.

Preston and Mary Rinne (529-9632) bought 8309 N. Highland from the **Winkelbauers**. Reach them at prine82@hotmail.com. **Preston** works in accounting at a church, and **Mary** is a social worker.

Terry and Laura Craw-

ford (914-8351) bought the **Eckard** home at 1605 NE 83rd St. Children are **Alexa**, 10, **Ashlee**, 8, and **Anderson**, 6. **Terry** is in telecommunications. **Laura** is a teacher. E-mail address is tcrawford6712@gmail.com.

AJ and Katie Kinsella (679-0330 **AJ**, and 807-1720

Katie) are at 1612 NE 83rd Terr., where the **Werners** lived. Their e-mail address is kvaughan82@gmail.com.

Gorana Martic and Robert Iovino (739-3629) bought the **Gibbs** house at 1608 NE 82nd Terr. Both are self-employed. E-mail address is gomartic@outlook.com.

Jenny and Ed Netherton (277-4431) moved into the **Becker** house at 8336 N. Wayne. **Ed**, an Oak Park High School graduate, is in sales. **Jenny** is an educator at Plaza Middle School. Reach them at jennyannetherton@gmail.com.



Neighborhood Watch . . .

With a Good Start, There's More to Do

Neighbors are doing a lot of the right things to keep BridgePointe safe.

But they can do more.



That's what **Linda Van Dyke, Marcie Van Dyke and Al Neal** learned at Neighborhood Watch Training presented on October 21 by Kansas City Police.

A strong homes association will have a strong neighborhood watch program, reducing crime, increasing security and improving quality of life.

Police recommend having a neighborhood map with block captains who watch 10-15 homes, all of which Bridge-Pointe has been doing for years.

What else can be done?

-- Ask police to check on your

house when on vacation.

-- Ask police to review your home so they can recommend changes to windows, doors, locks, lighting and landscaping to cut risk of burglary.

-- Use outside lighting and motion detectors.

-- Keep garage doors closed always.

-- Learn nearby street names to cite on emergency calls.

-- Call 9-1-1 when seeing anything suspicious.

After the meeting, **Linda Van Dyke** arranged to get a free Neighborhood Watch sign, which now is posted by the N. Wayne entrance.