

January 21, 2025

## Twin Villa Neighborhood: Survey Follow-up and Next Steps

Dear Neighbors:

Just following up with you regarding the Twin Villa Neighborhood merge with JBCC HOA. The survey from the Dec 17, 2024 communication with you resulted in 21 responses. Of those, 19 approved the merge, and 2 homeowners requested more clarification around services and reserves.

To address those two issues:

Services: Current services include landscape mow and trim, irrigation maintenance, pest/disease/fert. treatment, villa painting, and tile roof cleaning. Under JBCC the same services will be provided except roof cleaning. Currently, more than half the roofs have been replaced with metal roofs. More replacements are anticipated in the next few years.

### JBCC Service Providers:

- JBCC Landscape – Service provider is M&M – services are the same as we receive from Tony's Landscape
- JBCC Irrigation – Service provider is M&M – services are more than we receive from Controlled Irrigation plus no charges to homeowner for fixes for non-negligent breaks or additional checks
- JBCC Fert/Disease/Pest – Service provider is Tony's Pest – services similar to what we receive from Native Green (every other month) except Tony's pest is monthly treatment program.

Reserves: Our reserves will be transferred to a separate accounting line in the JBCC budget. Reserves will continue to be accrued for villa painting in 2026.

The next step is a formal vote, of Twin Villa owners, which will be conducted electronically (or hardcopy if an owner does not have email access). If you need additional information, please feel free to email or call me. We can certainly arrange a face-to-face meeting at the Pin Oak clubhouse if the homeowners desire more discussion. For the details of a merger, see Appendix A. Also, as a separate attachment is the Dec 17, 2024 letter in its entirety.

Thank you also to the owners who provided positive comments in the survey. Your appreciation is appreciated!

Kind Regards,

Marty Purdy, Secretary/Treasurer Twin Villa Neighborhood

## Appendix A

### Current and future neighborhood costs

	Twin Villa 2024	Twin Villa 2025	Merge Under JBCC 2025	Estimate under JBCC 2026
Administrative	6806	7465	-----	-----
Landscaping	25080	26334	32148	33113
Irrigation	3240	3240	7800	7800
Fert/Disease/Pest	9250	9280	9000	9000
Reserves*	25125	29692	29692	~15000
Misc	500	500	-----	-----
TOTAL	70000	76511	78640	64913
Fee per Quarter	350	383	393	324

\* For 2026, reserve amount should decrease. Reserves for Villa painting q8yrs.

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### Merge Details and Proposed Timeline

#### Merge requires

- Each Association BOD (TV and JBCC) adopts a resolution approving Plan of Merger
- Each Association membership must approve merger by 30%
- Estimated legal fees should not exceed \$7000

#### Proposed Timeline

- Nov 12, 2024 TV BOD and HO discussion on merge
- Dec 2024 member survey with questions/comments addressed
- Jan/Feb 2025 – TV member meeting/proxy for 30% approval vote
- March 27, 2025 – JBCC Annual meeting w all member vote for 30% approval vote
- June 30, 2025 – Merge complete

### Quarterly Maintenance Fees

- If merger is approved, for 2025 you will still make 1<sup>st</sup> and 2<sup>nd</sup> quarter maintenance fees for 2025 payable to Twin Villas.
- Once merge is complete, quarterly maintenance fees will be one unified payment through Campbell.

### Accounting for Merge

- Twin Villa vendors to receive final payments.
- Legal fees –
  - Any remaining funds in operating budget will be applied to offset legal fees for the merge
  - \$7000 legal fees to be paid by Twin Villas
  - Special Assessment for remainder – max ~\$140 per unit
- Reserves – Will be transferred to separate accounting line in JBCC budget
- Twin Villa neighborhood services and costs (landscaping, irrigation, pest/disease/fert) will still be transparent in the master budget and posted on the JBCC HOA website.

### Just FYI – The comments and questions from the survey

- After 20 years being a separate HOA is now the time to join the Master Association
- Would consider if services now required are carried over to master. So far we no longer have inside pest control or roof replacement. I don't want to pay for anything else.
- Thank you to the members of the Twin Villa HOA Board for all the time and effort obviously needed to get us to this point!
- As long as the Twin Villas continue to have the painting of the outside, pest control, yard, irrigation and our reserves remain a separate account or accounting, as stated in our bylaws. It definitely is a good idea to merge so we are not duplicating a lot of research and accounting. Hope you remain on the board!
- Can you clarify what this merger would mean for painting the villas. I have been paying into the HOA with the understanding that this covers exterior painting.

*Answer: Yes, reserves are for painting and will be handled that way. Reserves will not be lost or absorbed into a different account.*