



CANYON SPRINGS RESORT PROPERTY OWNERS ASSOCIATION 2024 NEWS LETTER

A message from the President

Another year has gone by and we are well off into 2024. Thank you to those that have stood by your neighbors' side through the good and bad times over the past year.

Our big fund raiser last year, the Haunted Houst, was hampered by the weather which limited turnout. Still we made a few dollars on the event.

Last year we also built a stage and held a couple of concerts. What do you think about scheduling future concert events? We could promote it as a stage and a crowd for up and coming musicians which could keep costs down and entertainment up.

Funding continues to be an issue. According to Investopedia our \$18 per year assessment, which was fixed in deed restrictions in the 60's, would be valued at \$179 in today's dollars. Our facilities are aging and we've spent over \$30,000 in the past 2 years to keep things maintained. Almost double that is needed to repair all the things in need of repair. The details are provided in this newsletter.

Please come and support your local Property Owners Association at the monthly meetings held on the second Tuesday of each month at the clubhouse. Also mark your calendars for the next annual meeting, May 18th 2024 at 7pm.

UPCOMING EVENTS

CSRPOA Monthly business meetings

April 9th at 7pm

May 14th at 7pm

Community Wide Garage Sale

April 13th at 8am to 2pm

Canyon Springs Resort Property Owners Association 3rd annual Car Show and Barbeque Cook Off.

May 12th through the 14th

Watch the Website (Canyonspringsresortpoa.com) for more info

Canyon Springs resort annual Members Meeting

May 18th 2024 at 7pm

ELECTIVE SPECIAL ASSESSMENT

This is separate from the annual assessment.

In 2023 the POA took in \$41,000 and spent \$65,000, a difference of \$24,635. Almost \$22,745 of that were spent on unplanned expenses. There is more maintenance work that needs to be done.

The mortar between the rocks in the clubhouse wall in and around the chimney area are cracking and splitting more and more as years go on and are in desperate need of repairs. We have water entering the clubhouse through the damage. Estimated repairs for this are between \$2000 to \$4000.

The clubhouse also has water leaking from the old stove vent that has not been used in more than 7 years. To repair this leak and remove the old vent is quoted at \$1170.35. This would be removing the vent and going back with decking to match the clubhouse topped with shingles to match the roof.

The tennis court has been an eye sore for many in the neighborhood. To resurface the tennis court has been estimated at \$16,000.

The association accumulated legal fees, defending the association last year in a suit filed against the association that was thrown out of the JP court due to not having jurisdiction to hear the suit filed against the property owner's association. This costed the association \$1500.00 in attorney fees.

To those that participate in the community we thank you for your time and effort. Many of the projects for this year will require POA members' participation so please come out work when requested.

It is an honor serving the great majority of this community over the last year.

I look forward to what is yet to come.

Doing my best in Canyon Springs Resort.

Anthony Timmermeyer

President
Canyon Springs Resort POA
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All of the windows have been replaced this last year at an expense of \$11,232

We had to spend \$6800 on replacement of one of the air conditioning units on the roof and repairing a water pipe that broke in the parking lot area. The AC unit needed a \$130 heat strip installed in it so the heat would function. This leaves us with one fully working ac/heat unit functional on the roof. The other unit does not work at all and all parts to repair it are obsolete or banned for use. To replace the other unit is estimated at \$7000.00. The main power disconnect failed, after the heat strip was installed on the new unit and was repaired for roughly \$200 in parts

Several posts have been donated to replace the post surrounding the park grounds. Primer is needed to paint the post before they are installed. Primer is about \$100.00 for 5 gallons

Due to the freeze (17 degrees) we had in 2023 the pool pump and filtration unit was damaged. The cost to replace the filter and pump was \$7745.00

An estimated \$6000 would replace the existing playground equipment with, commercial grade metal and PVC playground equipment. (this is estimated at a cost of equipment at \$1000.00 per child (6 kids))

The purpose of the CSRPOA corporation shall be as the custodian and protector of the community of Canyon Springs Resort to receive and maintain funds for the administration of the corporation and upkeep and maintenance of the community facilities and other purposes of the corporation. There are 582 active POA members resulting in an elected special assessment of \$93 per property owner to pay for the projects described above.

CONTACT

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