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**WPPX: Board on 2017 Assessment Increase**

1 message

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**Waverly Park Press** <2wppress@gmail.com>  
To: Waverly Park Residents <2wppress@gmail.com>  
Bcc: wppx.archive@gmail.com

Fri, Feb 3, 2017 at 9:42 AM

WPHA's 2017 budget, available on the WP Web Documents page ([Click here](#)), includes an annual assessment increase of about 4%, slightly less than the allowable 5% increase. Assessment increases since 2001 have averaged 4%.

We understand the sensitivity to budgets and pricing increases but we had several factors in 2017 budget decision making process.

- We need to replenish the reserve fund after non-recurring expenditures last year:
  - Upgraded Pool/Common area security/camera system to better quality system due to several incidences of vandalism.
  - Old mulch on playground completely removed, drainage improved, new mulch installed.
  - Replacement tables for the pool deck. They're in storage pending May's pool opening.
- In past years WP had volunteers to assist with items such as pest/termite control which now will be a paid service and include a termite damage bond.
- We have to pay for smaller general up keep repairs.
- Trash pick-up in the past was free but since a consolidation of trash companies we have to contract and pay for this service.
- Because our CCRs limit annual increases to 5%, we need to manage the reserve fund for anticipated major repairs:
  - Pool house roof is +20 years old – still the original shingles.
  - Pool resurfacing: We are advised by pool maintenance that this could be needed at any time. We never know until the cover is removed for a new season.

We're glad to see interest in WPHA's finances and hope to see everyone at this year's Members Meeting, tentatively scheduled for April 26, 2017. Formal notifications to members will be mailed in March.

Also, BOD monthly meetings are routinely held on the second Thursday of each month and are open to all members. Actual time, date and location are published on the WP Web calendar ([Click here](#)).

If anyone would like to volunteer their services to keep costs down the board would wholeheartedly accept their offer.

--WPHA Board of Directors

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[WP on the Web](#)

