



Timberview Estates West Homeowners Association

Landscape change (in late 2019)

As of early January, the Board has received many more compliments, as opposed to complaints about the change.

- The Annual cost of Color/Flowers for the TvEW entrances is about 6% of the annual budget (or around \$14 of each homeowner's annual assessments).
- For the last several years, the Annual Assessments have fallen short of the total Budget by at least \$6,000, even though the 2019 assessment were raised by \$20 per household.
- In 2019, just Landscape costs increased over 25%, utility costs were up 5% and the total costs of Administration were up over 5%... as were other items.
- The Board, like anyone managing a budget, has looked/is required to cut costs. The replacing of the Color/Flowers and shrinking the landscape beds will save the HOA's Budget \$3,000+ per year. The Board voted to make this cost cutting change, which has a less than 10-month ROI.
- This should also aid Water Conservation as the Color beds required at least 50% more water.

Here is the actual 2020 Annualized mulching/color savings with Smith;

\$ 517.00 – Mulch reduction (\$258.50 twice a year)

\$2,240.00 – Removed Color and related mulching (\$1,120.00 twice a year)

\$2,757.00 - Sub total

\$ 227.45 - Sales Tax (8.25%)

\$2,984.45 – Total ANNUAL SAVINGS