

# Your Shoreline HOA Newsletter

As we run up to the Festive Season we wanted to update you with several news items.

## Road Accident at Shoreline

Unfortunately the first topic is not a happy one. Several days ago there was quite a serious car accident at Shoreline on the road to the left of the entrance just before the first bend. Thankfully neither driver was injured, although both were badly shocked. The serious damage to the cars underlines the need to ensure that homeowners keep their speed down and observe the limit. This also applies to the many contractors and builders that are working on the development. There are many children on Shoreline and if there was an accident involving a child it would be a terrible tragedy. For this reason the Board has concluded that it must act to take what steps it can to reduce the speed of drivers in order to avoid or mitigate any future accidents.

We have decided that the most effective step would be to install speed bumps at critical locations on a trial basis. We have found a supplier of rubber speed bumps, made using 100% recycled tires, that can be installed simply and could be removed, at some time in the future, should we conclude they are either ineffective or no longer needed. Three will be installed on either side of the development - one on each side road immediately after the entrance, one immediately before the first corner and one immediately after the corner. In this way traffic either entering or leaving the development will be forced to slow on the corners. In addition we plan to install convex mirrors such that drivers will be able to see oncoming traffic around the otherwise "partially blind" bends.

We recognise that not all homeowners are in favour of this installation, but having considered their views, we have concluded that in the interest of the majority, we must act to adopt what we believe will prove to be the most effective safety measures. We will take note of the impact on the speed of vehicles on the development and also other potential impacts like noise and homeowner reaction, before judging whether the the bumps should remain on a long term basis or whether more should be added on the longer stretches of road towards the beach. We trust the majority of homeowners will regard this as the appropriate course of action.

## Finances

We are happy to report that the budget has been well managed year to date and we are hopeful that with a further increase of some \$460 (10%) in the annual fees in 2009, we will be able to manage the transition to independent operation of the home owners association in 2010. During 2008 we still require a contribution from KST to balance the operating account, but as the number of occupied houses increases, we should be able to balance our own budget and smoothly manage the transition. There will still be a need for a small contribution from KST during 2009

## Issue 2

Friday, 5th December 2008

## Blue Heron Bar



Many of you will have already noticed the changes in the operation of the Blue Heron Bar. Earlier in the year, faced with rising costs, the Board considered ways to continue to run the bar for the benefit of homeowners, without incurring the unsustainable subsidy of some \$15000 p.a. needed under the previous arrangements. In future the bar will be run as a (hopefully) profitable business by Joe Fox, who will pay a small rent for the use of the facilities. He will provide the bar service, snacks and light meals at regular prices and take payment at the bar. The service is only for Shoreline residents and their guests. He organised and catered the recent Thanksgiving party and everything seemed to work really well. During the busy season over Thanksgiving and Christmas/New Year his opening times will be extended to meet the anticipated need and he has sent out a separate communication

and there are new costs that will need careful management e.g. the costs of operating the new club house, gym and lap pool. Our intention is to agree and circulate a proposed budget to home owners no later than early January, for subsequent discussion and agreement at the AGM on February 26th 2009. We also propose to collect a further sum of \$1000 from each home owner during 2009 to continue to steadily build up the Capital Reserve. This Reserve is to be used to cover future significant restoration work and potential damages from storms. Bernie Goodman and Caroline O'Hara worked tirelessly this summer to set up a separate deposit account for this purpose and to secure the \$50,000 collected from homeowners earlier in the year. Happily, thanks to their efforts, these funds are now all safely on deposit.

announcing this. We will monitor the success and impact of this new way of working and takes steps to modify the operation as needed to meet the needs of the majority of owners. If you have comments or suggestions please contact any Board member. Our objective is to provide a good service for the benefit of owners but avoid the large subsidy. We hope to see many of you over the Christmas period and hope you find things to your liking.

At this time of year we are inevitably reliant on funds from KST to close the planned gap between budgeted outgoings and the fee income from home owners. Frankly, we have experienced some difficulties paying our bills in recent weeks partly due difficulties obtaining the top up funds from KST but also in part due to delays in obtaining payment of outstanding fees from home owners. We are working hard to manage through this. We would respectfully like to remind owners that the fees are due at the first day of the quarter and ask for prompt payment of your account. This will help avoid a great deal of effort to follow up on overdue accounts.

### **Facilities**

Despite serious delays, home owners will be happy to hear that the Clubhouse is substantially complete. It is currently at the snagging stage and should be finalised in the first quarter of 2009. The gym floor, a special order, rubber finish is still to be installed and the power still needs to be hooked up by the local authorities. But it looks great. There is a nice veranda overlooking the tennis courts and several useful rooms and common areas.

Again very delayed, but the lap pool is being worked on as we write. The pumps and filters have been installed and we are hopeful that the contractor will be able to finish the installation and that the pool will be usable by Christmas. We have impressed on KST that this is important and they are trying hard to meet the deadline.

Two of the smaller pools on the development are in need of refurbishment as the surface of the pool wall has disintegrated. KST have reiterated their willingness to make these repairs, at their cost in the New Year.

### **Shoreline Home Owner Website**

If you have not yet had the chance we recommend that you visit the new Home Owner Website at <http://www.shorelinehoa.com/>. Chris Staniforth has done a truly great job at no cost to the SHOA and we would like to take this opportunity to thank him for all his hard work. We all believe the website will prove to be an extremely valuable resource and you can help make it so by entering your details and contact numbers and emails into the appropriate section. This also makes it easier to send letters like this one directly to you so that we can keep you abreast of changes. Great job Chris!!

### **Best Wishes**

Finally your Board Members would like to take this opportunity to wish you every happiness over the Festive Season and a Happy and Successful New Year.

Please note the Annual General Meeting will take place on February 26th 2009.

