

VILLAS AT GRANITE BAY

A PUBLICATION FOR V.G.B. HOMES ASSOCIATION

DECEMBER 2022

NEW ASSOCIATION MANAGER

Effective January 1, 2023, Todd Pierce will be our new Association Manager. Todd can be reached at 916-565-88080 Ext. 314 or todd@assocmc.com.

ANNUAL MEETING

The Annual Meeting is scheduled for Tuesday, January 17, 2023 at 6:00 PM at the Granite Bay Library located at 6475 Douglas Blvd, Granite Bay, CA. We look forward to seeing you all there.

2023 BUDGET

Enclosed with this Newsletter you will find a copy of the 2023 budget and Annual Disclosures. Upon review you will note that the monthly dues have been increased by 9.6%. The Board of Directors spent months reviewing and investigating options to keep this necessary increase as low as possible.

We all know 2022 has been a rough year and prices and inflation have continued to increase. These increases have resulted in Villas at Granite Bay experiencing on-going increase in the operating expenses and the monthly contributions to the Reserves.

Upon reviewing each line item of the enclosed budget, you will see where the various increases to Operating Expenses have impacted Villas at Granite Bay the most:

- Insurance Expense up 3%
- Maintenance & Repairs up 32%
- Landscape up 14%
- Pool Expenses up 9%
- Utilities up 35%
- Reserve Contributions up 12.7%

This resulted in the monthly dues being increased to \$412.00 per month plus \$23.00 per month to the Master Association for a monthly total of \$435.00, effective January 1, 2023.

No one wants a dues increase however, it is the Boards responsibility to ensure that the annual budget is adequately funded to meet the needs of the association's on-going Operating expenses, and that the Reserves are funded adequately to maintain the association and the value of your investment.

HOLIDAY HOURS

The AMC staff hopes you have a wonderful holiday season and a Happy New Year. AMC will close for the Christmas Holiday on December 26, 2022 and reopen on December 27, 2022. AMC will also close on January 2, 2023 in celebration of the New Year and will reopen on January 3, 2023. Although AMC will be closed, we are available to assist you in the event of a maintenance emergency. If you have an emergency, call (916) 565-8080 and a manager will respond in a timely manner.

BOARD OF DIRECTORS

ED BROWN
PRESIDENT

KAYE DAL BON
VICE-PRESIDENT

MARYELLEN PETERS
TREASURER

DIANE MOLDRUP
SECRETARY

LISA ALBRAND
AT-LARGE

ANNUAL MEETING

JANUARY 17, 2023
6:00 PM
GRANITE BAY LIBRARY

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8:30AM to 5:00PM
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