



Rhonewood Park Homeowners Association

Established 1970



The Rhonewood Voice

Volume 49, Number 2

November 2020

Assessment Dates to Remember

December 1	Assessment Invoices Sent 2021 Assessment \$392.00
January 1	Assessments Due
February 1	Add 10% Late Fee (\$39.20) Add 6% Annual Interest 30-Day Delinquent Notices
March 1	Add Collection Fees 30-Day Pre Lien Notices
April 15	File Assessment Lien Add Attorney Fees

Rhonewood is going Green!

Please sign up to receive future Annual Assessments and any other correspondence via email. It saves time, money, and trees. Just email your name, address, and email address to manager@rpha.info. Future Assessments and all correspondence will be sent to you via email.



BOARD OF DIRECTORS MEETING

A G E N D A

December 14, 2020

- I. CALL TO ORDER
- II. APPROVE MINUTES FROM PREVIOUS MEETING
- III. APPROVE MONTHLY FINANCIAL REPORTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
- VI. COMMITTEE REPORTS
 - A. CCR
 - B. Architectural
 - C. Pool
 - D. Social
 - E. Swim Team
- VII. NEXT MEETING – January 25, 2021
- VIII. ADJOURNMENT

Board Roster

Email: manager@rpha.info

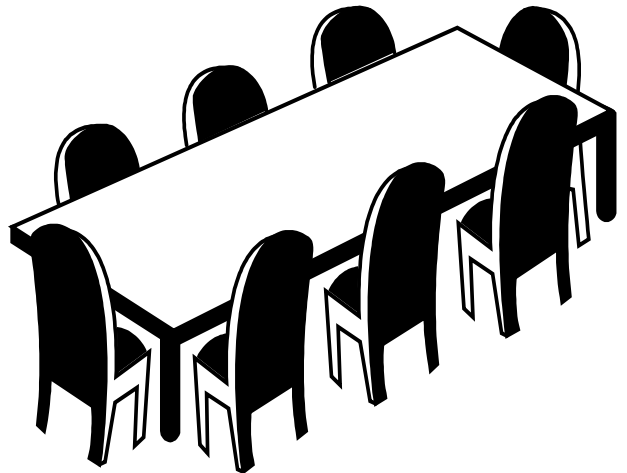
Website: www.rpha.info

Ron Minnich	President	Door Management Chair	505-231-4707
Kerri Dawson	VP	Social Chair	214-601-3323
Carrie Montgomery	Secretary	Board Member	650-704-8873
Sarah Yendrey	Treasurer	Pool/Swim Team Chair	925-518-5704
Andrea Cuppoletti		Board Member	925-321-8526
Dayna Key		Pool Manager	925-667-6647
Hank Reinstein		CCR Chair	925-337-0361
Erika Taranowski		Architectural Chair	925-980-8767
Angie Toland		Board Member	925-606-1762
Julie Steinhorst Non-Board Member		Business Manager, Newsletter	925-250-9807

Board Meetings

The board meets at 7:30 p.m. on the fourth **Monday** of each month:

November 30^{th**}	Zoom Online
December 14^{th**}	Zoom Online
January 25th	Zoom Online
February 22nd	Zoom Online
March 22nd	Zoom Online
April 26th	Zoom Online
May 24th	Zoom Online
June 28th	Zoom Online
July 26th	Zoom Online
August 23rd	Zoom Online
September 27^{th*}	Zoom Online



*Annual Meeting
**Due to Holidays

BOARD OF DIRECTORS MEETING

A G E N D A

January 25, 2021

- I. CALL TO ORDER
- II. APPROVE MINUTES FROM PREVIOUS MEETING
- III. APPROVE MONTHLY FINANCIAL REPORTS
- IV. OLD BUSINESS
- V. NEW BUSINESS
- VI. COMMITTEE REPORTS
 - A. CCR
 - B. Architectural
 - C. Pool
 - D. Social
- VII. NEXT MEETING – February 22, 2021
- VIII. ADJOURNMENT

Check Out Our Website: WWW.RPHA.INFO

You can find all kinds of information on our website including links to the board and managers. Need information about the Pool? Print out the Information, Rules and Policies. You're not sure how to request approval to paint your house? Just download the form from the website. You're not sure what the rules are about boats? Just download the CC&R. It's that simple; check it out!

RHONEWOOD PARK ASSOCIATION

The following is the summary of the 2021 Pro Forma Operating Budget as written by our accountant, Levy, Erlanger & Company CPA. California Civil Code requires the publication of the summary portion of the Pro Forma Operating Budget.

Copies of the full report are available upon request from the Business Manager at no cost to the homeowner.

Rhonedwood Park Association
2021 Pro Forma Operating Budget & Supplementary
Assessment And Reserve Funding Disclosure Summary

The accompanying 2021 pro forma operating budget for the fiscal year ending December 31, 2021 and related supplementary assessment and reserve funding Disclosure summary are presented in accordance with California Civil Code Sections 5300 and 5570 and is the representation of management and/or the board of directors.

	--- Page Reference ---	
	<u>Pro Forma Budget</u>	<u>Disclosure Summary</u>
<u>2021 Pro Forma Operating Budget Disclosure</u>		
Accountants' report on financial forecast	1	-
Accrual-basis revenue and expenses	2 - 3	-
Percentage reserves are funded at December 31, 2020 including cash reserves and reserve obligation	6	-
Reserve funding plan	6 - 7	-
Significant assumptions	7 - 9	-
Major component data, including major component description, estimated useful life, estimated remaining life, estimated current replacement cost and estimated future cost	10 - 11	-
<u>Assessment And Reserve Funding Disclosure Summary</u>		
1. <i>The current assessment per unit is \$392.00 per year. If assessments vary by the size or type of unit, the assessment applicable to this unit may be found on page ...</i>	-	-
2. <i>Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the Board and/or members:</i>		
<u>Date Due</u> <u>\$ PUPY (a)</u> <u>Purpose</u>		
January 1, 2021 \$392.00 2021 operations and reserve funding		
____ (a) PUPY - per unit per year. If variable, see attached schedule at pages...	-	-

The above information is the representation of management and/or the board of directors of the association.

Levy, Erlanger & Company, Certified Public Accountants
San Francisco, California

Assessment And Reserve Funding Disclosure Summary
(Continued)

3. Based on the most recent reserve study and other information available to the Board of Directors, will currently projected reserve account balances be sufficient at the end of each year to meet the Association's obligation for repair and/or replacement of major components during the next 30 years? 6 - 7 2

 Yes X No This answer is based on the reserve study dated September 2020 prepared by John D. Beatty and Company of Discovery Bay and the replacement reserve funding plan dated September 2020 prepared by Levy, Erlanger & Company LLP. The reasonableness of the reserve funding plan is dependent upon the data contained in the reserve study, including the completeness of the major component list, and the accuracy of the estimated quantity, useful and remaining lives, and replacement costs of those components. It is also dependent on certain significant assumptions, including but not limited to an average interest earnings rate before tax of -0-% per annum, an average cost inflation factor of 3% per annum, and the approval of regular and/or special assessments by the Board Of Directors and/or owners during the 30-year projection period.

4. If the answer to #3 above is "No," what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years?

<u>Year</u>	<u>Total Amount</u>	<u>Description</u>	
<u>2035</u>	<u>\$ 50,000</u>	<u>Deferred expenditures to 2037 and 2038</u>	
<u> </u>	<u>\$ _____</u>	<u>\$ _____ to \$ _____</u>	<u>-</u> 2

5. All major components are included in the reserve study and are included in its calculations.

The above information is the representation of management and/or the board of directors of the association.

Levy, Erlanger & Company, Certified Public Accountants
San Francisco, California

Assessment/Reserve Funding Disclosure Summary
(Continued)

- (2) "Major component" has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment And Reserve Funding Disclosure Summary.
- (3) The form set out in subdivision (a) [items #1-#7] shall accompany each annual budget report or summary thereof that is delivered pursuant to Section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) [items #1-#7] is provided.
- (4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the Board to fund reserves in accordance with this calculation.

The above information is the representation of management and/or the board of directors of the association.

Levy, Erlanger & Company, Certified Public Accountants
San Francisco, California



Rhonewood Park Homeowners Association
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Pro Forma Operating Budget	Pages 4-7



Advertisement

**I have Lost 50 lbs! I feel amazing.
You Can Too! Let's Chat
1jsteinred19@gmail.com**

