

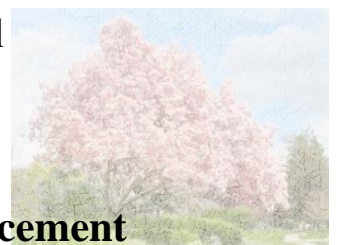
del Lago Newsletter

Prepared by the del Lago District Advisory Committee

Vol. 24, No. 2 – April 2024



Quarterly del Lago Residents' Townhall Thursday, May 9, 2024 at 6:00 p.m. at Foothill Center Guest: Ryan Bell, AGM of Public Works Topics: Reserve Requirements and Roof Replacement



"The content presented within this newsletter, unless it is an actual Association document, is the views of the authors and not to be interpreted as the official positions of the Association Board." Apo: Apr202

Chairman's Message

Hello del Lago Community.

There seems to be no end of busy times within the Villages these days. This article will touch on current issues.

The budgeting process for next year (fiscal years run July – June) is nearing completion. See below for what we learned from our management at the All-DAC Budget Meetings on April 23-24. We will talk more about this as things get finalized. One budget element that we all have had an eye on is the accumulation of reserve monies for the roof replacement project that is scheduled to kick-off toward the end of this decade.

The costs haven't been entirely resolved yet but progress is being made. As you heard mentioned by Ryan Bell at our November and David Cook at our March DAC Town Hall meetings, Ryan is gathering data on causes of roof maintenance issues (most notably reported leaks), to help understand the durability and use life of the roofs. Be sure to join us at the next Town Hall on May 9 at 6 PM in the Foothill center where Ryan will provide an update and answer your questions.

Another hot topic is the drought related water conservation via turf reduction project. You may recall from past Newsletters that our del Lago district has been selected to be a beta site for some turf reduction due to our proximity to the entrance to the Villages.

Your DAC and Landscape committee was involved in review of the turf conversion and planting plan that was developed by the landscape consultants. This plan is currently undergoing cost analysis so that it can be finalized and included in next year's budget.

The fire safety project has taken a new direction in that The Villages has been introduced to the FireWise CalFire program that manages reducing the risks of wild fire. This is a formal program that requires The Villages to develop and maintain an active plan to assess and address wild fire risks. In creating and managing such a plan, The Villages should both reduce wild fire risk and be in a better position itself to manage escalating fire related insurance premiums. Each of the DAC's will be responsible for their portion of the overall plan.

And speaking of escalating insurance rates, a committee is studying the current insurance landscape and looking to make the best decisions to be able to access affordable coverage going forward. This will continue to be a hot topic for the foreseeable future.

The budget numbers are in through March. Except for increased insurance premiums, the results are uneventful. Thankfully, savings in water costs have nearly off-set the insurance overruns. See the article below for a recap.

Dave Dimmick
Chairman, del Lago DAC
ABOD Meeting Highlights

March 2024

- ABOD President Diana Hallock and General Manager Theresa Ostrander provide monthly reports of activities. Their reports can be found on The Village Residents' Portal or a DAC member can pass it on to you, just ask.
- Our management is implementing a new financial system that should help them in knowing and controlling costs.
- A wildfire risk reduction initiative called FireWise will be initiated.
- An insurance team, headed by David Cook, has been created to find a cost-effective way to keep us insured.
- The recruiting of candidates for the election of the next ABOD is underway.
- A tree replacement plan is being developed.
- Geese egg addling was approved
- The next ABOD meeting is April 30, at 9:30 at Foothill Center and via Zoom

What We Learned from the April 23rd All DAC Budget Meeting

Presenters: Teresa Ostrander, General Manager; Blake Kennedy, Interim AGM and Head of Finance; and Ryan Bell, AGM of Public Works

- We have a new accounting system that will give our management timely information to help control expenditures make informed decisions. It will take another fiscal year to become completely accurate as we transition from the old system.
- Our new landscape contract with Bright View will better define their work and The Villages will be responsible for some of the tasks for which they currently charge us extra because they are out-of-scope. This will save us money.
- The ABOD will be taking initiatives to improve fire safety and water conservation.
- The del Lago operating budget is expected to rise 7.3% next year due mostly to insurance.

- The del Lago reserve budget is expected to rise 9.9% next year in order to accumulate enough money for our re-roofing starting 2031.
- The net increase for FY25 (operating plus reserve) is 8.4% over what we are paying this year. This does not include any changes to the contributions to the club.
- It is currently estimated that our re-roofing will cost \$10 million which is \$2 million less than last year's estimate. This reduction is primarily due to a more accurate estimate of our total roof area. In addition, the re-roofing will not start until 2031 (previously 2028) and it will be spread over a three-year period (instead of two years). All these factors have reduced the previously estimated re-roofing contribution increases to the reserves for the next five years from 16.5% increase each year to 10% each year.
- Our management will also look at the possibility of using different roofing material to reduce the cost further. Glen Arden is starting a re-roofing project now and your DAC will be looking at their new roof to see if it would be appropriate for del Lago. Any change to roofing type will probably need a vote from our del Lago residents.

del Lago Financials Balances

FY24 Report from July 1, 2023 to February 29, 2024 (8 month)

Operating Details:

Total Revenue \$786,744.

Total Expenditures \$772,774.

Operating deficit \$13,969.

(Saving on water, landscape and maintenance, while overspending on insurance). Surplus carryover from last year \$27,245. Net operating surplus \$41,214.

Reserve Budget:

Total Reserves Contributed: \$568,867.

Total Reserves Expended: \$81,185.

Net contribution to Reserves: \$487,682.

Carryover from last year: \$2,288,926.

Current Reserves Balance: **\$2,776,608.**

Del Lago Village Social Fund (formerly del Lago Village Enhancement Fund)

February balance: \$357.65. In March we received donations of \$250 and spent \$16.31 on gifts for new residents. The current balance is \$591.34.

Save These Dates

- May 9, at 6 PM, del Lago Town Hall in Foothill Center.
- June 8, at 11:30 AM, del Lago/Sonata Luncheon in the Clubhouse (See flyer below).
- August 7, at 5 PM, Ice Cream Social, at Gazebo Park.
- August 8, at 6 PM, del Lago Town Hall at Foothill Center.
- October 19, at 10 AM, del Lago Resident Breakfast at the Clubhouse.
- November 7, at 6 PM, del Lago Town Hall at Cribari Auditorium.

Incoming/Outgoing

We want to welcome these new residents to our del Lago family! Stop by and say hello to your new neighbors.

- Frances Jean Branen - 3326 Lake Albano Cir.
- Sandy Markuse - 3328 Lake Albano Cir.

We're sorry to see friends move on but wish them the best in their new adventures!

- Jeff & Terry Treadwell - 3328 Lake Albano Cir.

Next ABOD Meeting: Tuesday, May 28,
9:30 a.m. in Foothill Center and on ZOOM
Next CBOD Meeting: Tuesday, May 28,
1:30 p.m. in Foothill Center and on ZOOM



The del Lago District Advisory Committee (DAC)

Voting members: Dave Dimmick, Chairperson, (650-804- 9378); Gary Lohr, Vice Chair (408-912-5124); Anahid Gregg, IT (732-742-4874); Emil Pisarri (669-609-0461); Melinda Dobbs (408-666-9713); Margaret Spatafore (408-532-1966).

Non-voting Associate members: Cheryl Allmen (408-307-3979); Monona Tang (914-262-7266); Valerie Dimmick, Secretary, (408-813-3985).

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DAC=District Advisory Committee, ABOD=Association Board of Directors, CBOD=Club Board of Directors, AC=Architectural Committee



SAVE THE DATE!!!

Our annual del Lago & Sonata Luncheon is back!

Join your neighbors at the Clubhouse

Saturday, June 8th starting 11:30

For only \$30.00, lunch includes a green salad, your choice of three sandwiches and strawberry shortcake!

Single residents may invite a guest*.

Reservations Open on May 1st!



*Residents outside our Villages will be charged an additional \$5.00