

del Lago Newsletter

Prepared by the del Lago District Advisory Committee

Vol. 25, No. 2 – June 2025



Quarterly del Lago Residents' Town Hall Wednesday, August 6 at 6:30 p.m. Montgomery Center



"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

To our del Lago residents,
This is a time for change in del Lago and the Villages. Your DAC board is losing two wonderful members, Gary Lohr (a former DAC Chair) and Melinda Dobbs. We all want to salute these two for the excellent work they did for many years on behalf of del Lago. We will be adding Mike Ramer, Barbara Nilsen, and Carol Reid to the DAC. We want to thank them for being willing to serve.

In addition, I will be stepping down as the DAC Chairman and Tim Robinson has graciously accepted the responsibility of becoming our new DAC Chair beginning July 1. Please take the opportunity to get to know Tim and his wife Mary and thank Tim for taking on this important responsibility. Both Tim and Mary will be great representatives for del Lago.

Things at the Villages are also changing. Our management has decided to make a course correction because our financial house was not in order. This course correction may last two or three years as we get our financial balances corrected. This is both good and bad. It's good because they are finally being realistic about the cost of keeping this place in good shape. It's bad because it is going to raise the cost of living here.

Many of you attended our DAC Town Hall on May 7 and the May 28 GM Presentation on the financial changes in the Club budget, so for you our coming HOA increase is not a surprise. This newsletter includes more details about the HOA fee changes. Feel free to ask any of your DAC members about anything you do not understand. We will do our best to get your questions answered.

Your DAC Chair,
Emil Pisarri
Chairman, del Lago DAC

New DAC Board starting July 1

DAC Voting Members (7 maximum):

- Tim Robinson, DAC Chair
- Anahid Gregg
- Valerie Dimmick
- Cheryl Allmen
- Barbara Nilsen
- Mike Ramer
- Emil Pisarri

Associate Members (5 maximum):

- Margaret Spatafore
- Monona Tang
- Carol Reid

ABOD Highlights

- Total Reserves Fund is \$21 million.
- Firewise audits is 65% complete.
- Bulky Bins coming, date TBA.
- E waste pickup scheduled for July 12.
- Bella Vista is working on why water controllers are not using collected data to make smart decisions concerning the water schedule.
- Ed Logg (Sonata) has been given the responsibility of looking at the water use throughout the Villages to help identify leaks and gross misuse.
- Dave Dimmick is the new Insurance Committee Chair.

CBOD Highlights

- Our reserves are underfunded. We will be in a catchup mode for a few years.
- Improvement projects under consideration:
 - Clubhouse
 - Gazebo Park
 - Cribari Center
 - Montgomery Center
- AT&T will be putting a cell tower near the stables.
- Verizon will be putting a cell tower near the golf course maintenance area.
- Our management needs to embrace AI technology.
- Audio/video equipment was purchased for Cribari.
- A three-year plan is under development for the Villages.

Official ABOD and CBOD meeting minutes and calendars as well as other related board documents can be found on The Villages portal under the Governance link.



del Lago Financials

FY25 Report from July 1, 2024 to April 30, 2025 (10 months)

Operating Details:

Total Revenue: \$1,057,912
 Total Expenditures: \$784,481
 Transfers to Club: \$169,995
 Total Outgo: \$954,476
 Net operating surplus: \$103,436

Reserve Budget:

Total Reserves Contributed \$714,561
 Total Reserves Expended: \$45,459
 Reserve Interest Income After Taxes: \$63,297
 Net contribution to Reserves: \$732,399
 Carryover from last year: \$3,164,976
 Current Reserves Balance \$3,897,375

del Lago Landscaping



Please do NOT water lawn or wash driveways with hoses. Due to county and city regulations, doing so may result in a fine. If you think that grass near you is not receiving enough water, please open a ticket with The Villages; either by visiting the Villages Member Portal - <https://member.thevillagesgcc.com/dashboard> or calling 408-223-4670.

Explanation of Changes in the Club’s Monthly Dues

The upcoming increase in our Club Monthly dues is currently a much talked about topic among Del Lago residents. The following provides a synopsis of how and why the dues increased.

The Villages announced the FY26 member dues on May 9, 2025. While Del Lago’s Association dues rose 4.2% (based upon Adjusted Floor Area), largely in line with national inflation, the Club monthly dues (based upon number of dwelling units) rose 27.1% (\$115.08), the largest increase in over 20 years. Below are the rates Del Lago homeowners will see starting on their July 2025 statements:

AFA	FY26 Monthly Dues			Change from FY25		
	Association	Club	Total	Association	Club	Total
1300	\$815.65	\$540.03	\$1,355.68	\$32.97	\$115.08	\$148.05
1600	\$1,003.88	\$540.03	\$1,543.91	\$40.58	\$115.08	\$155.66
1800	\$1,129.36	\$540.03	\$1,669.39	\$45.66	\$115.08	\$160.74
2000	\$1,254.85	\$540.03	\$1,794.88	\$50.73	\$115.08	\$165.81

On May 28, Villages General Manager, Theresa Ostrander, and Chief Financial Officer, Blake Kennedy, held a Town Hall meeting to explain the need for this increase.* They identified the main reasons for the unusual increase as summarized in the following table:

Reason for Increase	Monthly Increase
Salaries, Wages, Payroll Taxes, Benefits Increases	\$26.86
Pay for Tree and Pond services out of Operating Budget rather than Reserves	\$23.26
Pay for Repairs & Maintenance out of Operating Budget rather than Reserves	\$7.72
Professional and Legal Services Increases	\$10.23
Data Processing Increases	\$8.98
Net of all Other Expense Categories	-\$5.74
Pay for Expenses not Budgeted for in Prior Year (Budgeted Deficit)	\$17.72
Subtotal for Operating Budget Increases	\$89.03
Begin to Right-size funding of Capital Replacement Fund	\$11.05
Build up Capital Improvement Fund for future	\$15.00
Grand Total Club Dues Increases	\$115.08

(continued on the next page)

Labor (including salaries, wages, payroll taxes, and benefits) added \$26.86, data processing added \$8.98, and Professional and Legal services added \$10.23*** to the FY26 Operating Budget. These expenses were identified but not discussed in detail in the Town Hall meeting.

New contracts for tree and pond maintenance on Club properties account for \$23.46 of the increase in the FY26 Operating Budget dues, while Repairs & Maintenance contribute an additional \$7.72. It is important to note that although these costs increase the Operating Budget, they do not necessarily increase the overall Club costs; rather, they reflect a change in how these costs are accounted for and funded. Blake explained that in prior years, the Club paid for these routine Repairs & Maintenance services from the Capital Replacement Fund rather than through the Operating Budget. By shifting these expenses to the Operating Budget in FY26, the Capital Replacement Fund will no longer be burdened by these ongoing operating costs, helping to reduce the fund's net loss for the fiscal year. For FY26, the Club has planned contributions of \$2,738,612.00 to the Capital Replacement Fund, with planned project expenditures totaling \$4,639,937.00.

The Club added \$11.05 to the FY26 Capital Replacement dues. Blake explained that the Club has been underfunding the Club Replacement Fund. With the hiring of Ryan Bell, the Villages has greatly improved its reserve planning and analysis. Ryan's analysis has shown that the current funding level for this Fund would be totally depleted by FY2029, even if the Club no longer pays for routine maintenance out of these reserves. He determined that the Club needed to increase the Capital Reserve funding by 14% per year through FY2029.

Finally, the Club increased the FY26 Capital Improvement Fund dues by \$15 in order to build up this fund to enable the Club to make future, aspirational improvements to Club-owned facilities and amenities. Presumably, this money is tied to the Club's Strategic Plan goal of creating a Facilities Master Plan. Note, the Club did not assess any dues for this fund in FY25.

* We encourage you to view the Town Hall briefing at:
https://member.thevillagesgcc.com/static/wp-content/uploads/2025/06/FIN_Budget20FY202025-26_20Town20Hall20Meeting20_20Final-compressed-compressed.pdf

And the video of the Town Hall meeting at:
<https://vimeo.com/1090922394?share=copy>

** Annual Budget Increases are approximations based upon the Approved FY26 CBOD Budget briefing, page 15, entitled Club Operating Budget. Approximations were required since the numbers in this briefing don't match precisely with the Town Hall briefing.

*** Source for Professional and Legal service increase was the Approved FY26 CBOD Budget briefing, page 15. Monthly dues increase calculated as $\$10.23 = 311,340 / (2536 * 1)$

Did you know that you can now give your guests “FastAccess” to enter The Villages?

When you add FastAccess to your regular guests, they simply show the pass on their phone to the attendant at the manned gate to enter The Villages. Instructions for adding visitors to Gate Access are online - <https://member.thevillagesgcc.com/static/gate-access/>

Save the Dates!

- Enjoy the start of summer at the **annual del Lago Ice Cream Social** is scheduled for Wednesday, June 25 at 5:00 p.m. Come to enjoy ice cream and play bocce! **Registration form at the end of the newsletter.**
- A great opportunity to enjoy socializing with your neighbors and make new friends is at the **del Lago Bring-Your-Own-Chair social** Monday, June 30 at 6 p.m. on the Maggiore lawn.
- Save the date! **del Lago BBQ** Saturday, September 20, at Gazebo Park.



All of our activities are listed on our website- <https://dellago.vgcc.club/>.

What’s going on with Sustainability at the Villages?

- Battery Recycling – Saturday - June 14 and 28 in the parking lot opposite Tennis Court 5 & 6
- Light bulb recycling – Saturday, June 28 in the parking lot opposite Tennis Courts 5 & 6
- Electronics recycling – Saturday, July 12
- Bulky Bin – TBD in June

Welcome New Residents!

- Tammy Ehle
3313 Lake Albano Circle
- Ryuto & Joseph Kulakofsky
3302 Lake Lesina Drive
- Chengpo Feng
3337 Lake Albano Circle
- Brian & Patricia Remington
3333 Lake Albano Circle

Farewell to Friends Who Have Moved

- Tony Wang
3313 Lake Albano Circle
- Joyce Miller
3333 Lake Albano Circle



Taco Brunch.....Bueno!

On April 26, residents of del Lago and Sonata met at the Foothill Center for some socializing and good eating. Chef Reuben brought his taco truck to us, and the food was muy deliciosa! Our social committee headed by Anahid Gregg and Monona Tang styled a festive room that took us from an overcast day to a bright, cheerful place to mix and catch up with our neighbors.



Monona kept things moving with one of her innovative ice breakers. This time it was Disney themed. The grandparents in the room had a slight edge with that trivia game.

Mark your calendars and come on out for our other social events scheduled for 2025!



Chef Reuben



Linda, Gae, and Darryl



Mitzi, Terry, Valerie, Bessie, Vincente, Mary, and Tim



Monona

The del Lago District Advisory Committee (DAC)

Voting members: Emil Pisarri, Chairperson, (669-609 -0461); Melinda Dobbs, Vice Chair (408-666-9713); Anahid Gregg, IT (732-742-4874); Valerie Dimmick, Secretary (408-813-3985); Tim Robinson (512-964-3989); Cheryl Allmen (408-307-3979); Gary Lohr; (408-912-5124).

Non-voting Associate members: Monona Tang (914-262-7266); Margaret Spatafore (408-603-7544).

Newsletter produced by Valerie Dimmick, valerie.dimmick@gmail.com; Editor, Emil Pisarri

To receive these Newsletters via Email, contact: Anahid Gregg at anahid.villages@gmail.com or by phone at 1-732-742-4874

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

Here's the scoop!



You're Invited to the del Lago/Sonata Annual Ice Cream Social with Bocce!

Join us at Gazebo Park
Wednesday, June 25th @5:00 P.M.

Cost for del Lago & Sonata residents - \$2.00
Guests from outside our Villages will be billed an extra \$5.00

Sign up by Saturday June 21st by visiting
https://rebrand.ly/ice_cream

No computer? Fill in the form below and drop off by 6/21 in Anahid's
mail tube @ 3213 Bracciano Court

Name(s) of attendees:	
Billing address:	
Village(s) they live in:	
Phone:	
Email:	
