



Huntington Continental

2023 Year End Update

Hello again Huntington Continental family and Happy Holidays!

2023 was another successful year in the Continentals, we were able to record the new CCR's with the county at the beginning of the year which allowed us to get back to work on the units. Now that the HOA is responsible for the exterior maintenance of the units, the board needed to engage a few new vendors and take action to make sure that we are protecting your assets! We did a full termite inspection for the first time in a long time, we also had our new roof vendor do a full maintenance on our roofs, both of these services will protect the community and extend the life of our buildings as well as prepare us for future projects. Your dues have never been more important and active.

As far as our budget, for 2023 the Association had increased expenses in insurance and our new vendors, along with continued increases in day-to-day activities. Those new vendors have been educating us on the current life and replacement costs of large parts of our community, particularly wood and roofs. Taking into account increased costs, new vendors, and the new info to replace items in the future, the board made the decision to raise dues by \$10 per unit per month in order to make sure we have the necessary funds to upgrade appropriately when it's time, especially the roofs. We hope that you understand how seriously the BOD takes the decision to raise dues and hope you also have been able seen the value of your dues. Keeping sufficient reserve funds allows us to upgrade as necessary while avoiding special assessments. As a reminder HOA dues have only gone up \$20 since 2017 while nearby communities have increased significantly more.

Regarding community participation: In 2023 we celebrated HCTA's 60th Anniversary with the biggest party in community history! Over 200 people showed up and had a blast enjoying food, carnival games, movie, and community members!! It was amazing seeing the community come together and hope you had a blast! Thanks again to Kathy and Louise for their party planning! We also had a new board member join at the end of the year, please welcome Kevin to the team, thanks for stepping up!

Projects we completed in 2023!! We know you've seen them! Hope you like it!

- New CCRs – finalized and recorded with the county! Thanks to all who voted!
- 60th Anniversary Party – HUGE success, over 200 people attended and enjoyed the event!
- New Termite vendor – to make sure we're keeping the bugs at bay!
- New Roofing vendor – sealed everything around the community to extend life of the roofs!

Plans we have for 2024! – We want your input!! Attend meetings to learn more!

- HUGE Paint and Wood update – upgrade to better materials, update to new colors!
- Slurry seal on carports and parking spots – to match the new roads the city finished last year!

All community info at www.HuntingtonContinental.com