GLENSHIRE/DEVONSHIRE RESIDENTS' ASSOCIATION, INC. (TRUCKEE, CA) 2025 BUDGET SUMMARY

November 14, 2024

Dear Member(s):

Greetings! We hope this finds you and yours well as we enter the holiday season. This year has represented a continuation of rebuilding and stabilizing our HOA, which included onboarding new staff to achieve many improvements and upgrades of facilities, amenities, operations and fire safety measures.

We want to thank all Members who participated in the 2025 Budget process and 2024 Member Survey! The Board and staff deliberated on the 2025 Association Budget over many months while utilizing the Member survey results and comments as a guide, along with analyses and research within the association. We have prioritized common area fuels management and defensible space, which members have stated they feel is a prime concern.

Please see pg. 2 to view the 2025 Operating Budget. While experiencing ~25% cost increases for insurance, utilities and replacements, the Board managed to cut other costs to keep the annual assessment increase at no more than 7%. The annual assessment will be increased to \$561 (\$39/year, or \$3.25/month). Click HERE to view the Full 2025 Budget & Information Report, which includes the required annual disclosures summarized below. You also have the option to request hard copies of the Full 2025 Budget & Information Report through the association office at info@glenshiredevonshire.com or 530.587.6202.

2025 GDRA Annual Budget & Information Report includes:

- Annual Board of Directors Letter/State of the Association, including:
 - -Summary of the Property Inspection Process
 - -Statement of Association contact information
 - -Summary of Insurance
 - -Statements about having Notices Sent to Two Addresses and by Individual Delivery
 - -Location for Posting Notices
 - -Statement about the right to receive minutes
- 2025 Annual Dues Payment Plan Policy
- 2025 calendar year HOA Operating Budget Summary
- Charges for Documents Provided for Escrows
- Current Delinquent Assessment Collection Policy, including:
 - -Summary of IDR/ADR procedures and Mailing Address for Overnight Payments
- Current Notice Assessments and Foreclosure
- Payments and Delinquent Assessment Payment Plans
- Current CC&R Compliance & Damage Assessment Policy/Current Damage Schedule
- Current Facilities Policy
- Resolution of The Board of Directors
- Juniper Hills Property Owners Association Road Policy
- Reserve Study Summary and Funding Disclosure as of October 2024 (Full study is on website)
- Defensible Space Policy
- Current Rules including Procedure for Architectural Review (Civil Code 4765)

Please feel free to direct any comments or questions regarding this annual budget & information report to Lori Kelley at lori@glenshiredevonshire.com or 15726 Glenshire Drive, Truckee, CA 96161.

Thank You!

The Glenshire/Devonshire Board of Directors

THE GLENSHIRE/DEVONSHIRE RESIDENTS' ASSOCIATION, INC.

2025 OPERATING BUDGET

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