

The West Bluff Hills News

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If you are still following the trend here, we discussed the budget in issue #3 and the importance of the reserve fund in issue #4. Now, let's see what has been going on with our HOA dues for the past 37 years.

Even with a well managed association, your HOA dues will normally have to increase yearly. Exceptions might be when there is a deflationary period (negative inflation) or the board does some major cost cutting.

Yet, when one examines our HOA fee structure for the last 37 years, we see erratic periods of no increases, then huge jumps, and even two years of fee reductions!

Check out the table below. It is only for the larger one bedroom units (A and D) but everyone saw the same percentage increases each year. It shows the year, HOA fee and the percent increase over the previous year. For reference, we list the inflation rate for the corresponding year as well.

West Bluff Hills Survey of HOA fees for 1bd / 1ba 750 sq ft. unit, 1982-2019

Year	Fee, \$	% Incr.	% Infl.	Year	Fee, \$	% Incr	% Infl.	Year	Fee, \$	% Incr.	% Infl.
1982	91	**	6.2	1995	140	6.9	2.8	2008	226	0	3.0
1983	91	0	3.2	1996	140	0	3.0	2009	226	0	-0.4
1984	91	0	4.3	1997	140	0	2.3	2010	226	0	1.6
1985	100	10	3.6	1998	140	0	1.6	2011	226	0	3.2
1986	110	10	1.9	1999	140	0	2.2	2012	226	0	2.1
1987	117	6.4	3.6	2000	140	0	3.4	2013	226	0	1.5
1988	122	4.3	4.1	2001	140	0	2.8	2014	226	0	1.6
1989	136	11	4.8	2002	140	0	1.6	2015	226	0	0.1
1990	146	15.9	5.4	2003	168	20	2.3	2016	253	11.9	1.3
1991	161	10.3	4.2	2004	177	5.3	2.7	2017*	278	9.9	2.1
1992	144	-10.5	3.0	2005	194	9.6	3.4	2018	300	7.9	1.9
1993	131	-9	3.0	2006	219	12.9	3.2	2019	316	5	2
1994	131	0	2.6	2007	226	3.2	2.8	2020			

The table above shows yearly HOA fees, percent increase and percent inflation for that year.

The assessments in 1992 and 93 were decreased by 10.5 and 9% respectively

There was one deflationary year, 2009

*Jan, 2017, in addition to dues, there was a special one time assessment of \$430 per unit

At the very beginning, 1982, the HOA fee was \$91 and even with high inflation, there was no increase in '83 or '84.

Then, something big happened in 1990! A 16% increase in HOA fees. Wowza, followed by a 10% increase in 1991.

What happened? Well, the association entered into litigation with the developer (Mola) for substandard roofs. We had a \$79,000 legal bill, spent more than we brought in, took all \$40,000 out of our reserve fund, borrowed \$36,000 from the Bank of Anaheim at 13.5% and increased the HOA fees to help pay for everything, a 26% increase in dues over two years.

Fortunately, we won that lawsuit, so in 1992 and '93, what did the board do? Maybe they felt guilty, who knows but they gave back 19.5% to the owners in the form of HOA fee reductions. Ok, we see the point somewhat as the difference is 3% per year (but inflation averaged 4.8%).

Then in '94, 0% followed by a 7% increase in '95, followed by, count 'em, seven years of no increases.

2003, woops, something either going on or the new board realized the mistakes from the previous one and ran a strange mix of increases for five years, then a bunch more zeros, eight more years worth!

We know about 2016-18 and the special assessment of 2017. That was the wood rot era and that project is still ongoing.

There it is folks and we suspect fluctuations like this are not all that abnormal in other associations. The problem, we think, is that board members sign on, knowing little about economics or how budgets work. Some even campaign with the mantra "No HOA fee increases while I am on the board!" Too bad they don't have something like "The News" for edification!

[The financial statement for Dec. 31, 1990](#) is quite the read, especially page 6. It would have been hard to sell your condo then to any savvy buyer.

A general session board meeting was held June 25 at Prescott Companies.

Two homeowners were in attendance. Our property manager is Lori Graham and if you are a WBH owner and need to contact management, call 760-634-4700, or email: customerservice@prescottmgt.com Prescott is a big company so be sure to state that you are a West Bluff Hills homeowner and Lori Graham is your manager.

A good part of the meeting was spent discussing the parking situation. Invited guests from [Reliant Parking](#) gave a presentation and answered questions. Following the discussion, the board decided to continue to pursue other companies that may offer similar services.

Board member elections are coming. Perhaps in August. If you are an owner and interested in serving on the board, please contact Lori and express your interest.

There is a landscape proposal to change out some of the existing plants and replace them with less thirsty varieties. The entire project appears to be quite expensive and the board deemed it not to be an immediate priority and tabled it.

Our maintenance company, Protec, is continuing to repair areas of wood rot. This has been a multiyear project and has been quite costly.

The website WestBluffHills.com will soon be redirected to Prescott's TownSq site. Very few people were using it anyway. Don't be surprised when the old site disappears.

Big News! The laundry room in the 6921 building will be made operational again. There is a lot to do to fix it up but eventually you 21'ers will no longer have to share the machines in other buildings.

Finally, there was some discussion regarding security and violation of the pool rules. The pool is closed after 10pm and glass is not allowed, ever. Please observe the rules, rent-a-cops are expensive!

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