

## **Siding and Deck Program of 1998-1999**

### **"What was the 'Siding and Deck Program' that was approved by the Association members in 1999?"**

It was an ambitious ten-year program to apply stucco and to replace decks on all of the home units within Quivira Falls. To pay for the program the monies budgeted for the painting of the units and fence repair was redirected to help pay for the stucco and decks. A member subsidy equal to the average cost of painting a unit was allocated to the homeowner to help off-set the full cost of the stucco and decks. A Special Assessment equal to the difference between the actual cost of unit stucco and deck and the member subsidy was levied against a homeowner. (A copy of the 1999 Siding and Deck Program is available for inspection in the Association office.)

### **"Was there a Special Assessment for the Siding Program?"**

The "Special Assessment" for the Siding Program was the difference between the actual cost of the stucco application plus a new deck and the member subsidy for the stucco.

### **"What were the previous Member Subsidies for the Siding and Deck Replacement?"**

The 1999 proposed subsidy paid to a homeowner was \$5500.00 in 1999 dollars and was to increase by the percentage increase of the Cost of Living increase of the Kansas City CPI Index. It increased by approximately the average rate of inflation each year until the program was put on hold in 2009.

The subsidy for the 2009 season was \$7064.00.

The subsidy for the 2018-2019 season is planned to be \$12,5000.00

### **"I've heard that there was a \$30.00 a month increase in dues and that our dues would drop by \$35.00 per month by the year 2009."**

This apparently stems from the March 31st, 1998 Siding and Deck Program Proposal. The relevant paragraph reads as follows:

*"The Associations portion of the funding would be supported by redirecting the current moneys for unit painting, fencing, driveway overlay, and other programs completed during the term of the program and through a gradual annual increase in the base monthly dues beginning in the next fiscal year and continuing through 2009. Over the course of the period of the program base monthly dues would gradually increase a few dollars each year for an estimated total increase of \$30.00 per month above the current level by the year 2009. At the conclusion of the program, without the replacement program, unit painting or major siding repair requirements, the dues could drop an estimated \$35.00 or more per month. All costs are estimates and would be impacted by actual inflation during the program."*

### **"What was the Ballot Language that was approved by the Membership of QFCA for the Siding and Deck Program?" The election was at a special election of the membership on May 17th, 1998. The Ballot reads as follows:**

*Shall the Quivira Falls Community Association adopt a multiyear siding and deck replacement program providing for a systematic and organized replacement of all siding and decks within the Quivira Falls complex using a hybrid stucco system, funded by a combination of Association moneys and Homeowner special assessment based on the program outlined in the mailing of March 31, 1998.*

*All procedures and guidelines relating to the program including scheduling, material and color selections, bidding, sequencing, assessments and collections, and executing the work shall be as established by the Covenants of Quivira Falls and the Board of Directors.*

*"Yes            No"*

**The Siding and Deck Replacement Program was approved by Association Members    219-Yes to 47-No**