



President's Message

I am pleased to be serving Steeplechase Association, Inc. as its President this year. I have served on and off of the Board of Directors since 2016 and last served as President of the Board in 2019. A lot has changed in our world since I was last on the Board, but Steeplechase endures as the beautiful and neighborly community that it has been for many years. The

2021 Board looks forward to continuing the many traditions that make Steeplechase a wonderful place to call home. While many of our traditions remain the same (hopefully this year will allow for an Easter party, a summer party, and the annual Halloween "Trick or Treat" kick off party!), we have made updates to some of our traditions over the past year. Here are some of the changes that you will see this year:

- Our updated (and easier to manage) website has launched! If you haven't already, please take a few moments to browse the beautiful website created by Steeplechase homeowner, Wendy Dobson. The website has changed but the web address remains the same: www.steeplechaseedmond.com. THANK YOU WENDY!!!
• We have contracted with Pitzer Lawn Management, Inc. to manage our grounds this year. We realize we still have a lot of cleaning up to do as a result of the 2020 ice storms and the unprecedented 2021 freeze. Please be patient as we organize the work and decide what needs to be contracted out vs what can be accomplished by volunteers. Please consider spending

a couple of hours volunteering and getting to know your neighbors during our annual Spring Workday!

- We have contracted GossBoss Pool Service to manage our pool this summer. GossBoss converted our pool to saltwater last summer and it has never looked better. We are hopeful that the pool will be replastered prior to the 2021 summer opening, providing a safe and enjoyable swim experience for everyone.
• During the "shut-down" period early in the COVID-19 pandemic, we enjoyed inviting food trucks to park at our pool house and serve our community delicious meals and treats. I am hopeful that we can continue that tradition this year starting in the spring or early summer. If you know of a food truck that would welcome an invitation- please let us know!

In this newsletter, you will also find information on our 2021 Operating Budget, important dates to remember, and reminders for how to be a kind and thoughtful neighbor. Please don't hesitate to reach out to your BOD members if you have questions, comments, or concerns about the state of the neighborhood. You can always send an email to steeplechaseassociationinc@gmail.com if you don't know who to reach out to. Also, please take a few minutes to thank your fellow neighbors and board members for volunteering their time and energy to care for our community. A big thank you to the 2020 BOD for all you did to maintain and improve our community! Now here's to 2021!

Valerie Stephenson, Steeplechase Homeowner since 2013

2021 Calendar of Events

Calendar grid with event cards for April 3 (Easter Party), April 17 (Spring Workday), May 1 (Steeplechase Garage Sale), May 29 (Tentative Pool Opening), June 26 (Summer Party), October 24 (Tentative Annual Meeting), and October 31 (Halloween Treat or Treat Kick-off Party).

We will post BOD meetings to the website as we plan them. We are no longer meeting monthly, but rather every two months or as needed.



Please consider serving your neighborhood this year in one of the following ways:

Block Captain

Deliver newsletters and encourage your neighbors to have one block party per year in order to get to know each other better! We are specifically in need of block captains for: River Downs (West) as well as Coffee Creek East & Coltrane North (combined section).

Social Committee

Help to plan and execute our Easter party, Summer Party, and annual Halloween Trick or Treat Kick Off! These parties are fun yearly events that only happen when neighbors volunteer their time and energy to help! Any and all help is appreciated and needed!!

Workday Volunteer

Get to know your neighbors and help save on maintenance costs by volunteering a few hours of your time to plant flowers, remove dead trees, clear away dead limbs from common areas!

Yard of the Month Awards

Every month from March through October, we will be awarding one deserving homeowner with a "Yard of the Month" award! We would welcome nominations for those beautiful yards that are deserving of the title, to be made to any HOA board member.

Reach out to a board member for more information on how you can help!

FRIENDLY REMINDERS

- Please screen your trashcans from view of the street. This is written into our Covenants as "All garbage and trash storage must be screened from the view of the public until placed for collection." Section 14, Article IX, Declaration of Covenants, Conditions, and Restrictions for Steeplechase (found at www.steeplechaseedmond.com)
• Please drive SLOWLY through our neighborhood. The speed limit is posted at 25MPH. We have many concerned neighbors, especially along Steeplechase Road, that witness speeding cars on a daily basis. Remember that CHILDREN cross that street frequently to get to the park and pool.
• We had some amazing snow days this winter! Hopefully they are over until next winter, but just in case, remember that we have some great areas for sledding between the west Palomino Drive cul-de-sac and River Downs! Please refrain from sledding in the streets where cars already have difficulty navigating on ice and snow.
• If you plan to replace a fence or roof, build a shed for your backyard, or complete any number of architectural updates to your home, please complete an Architectural Review Board form found on our website under "Homeowner Links > Forms" and return to the Association Board for approval PRIOR to starting the work.
• Did you know that we have complaint forms on our website? If you have a concern regarding common grounds or perhaps a neighbor potentially violating our association covenants, please feel free to complete a form detailing the facts of the issue! This can also be used for suggestions to improve our common spaces! Find the form at "Homeowner's Links > Forms" and return to the Steeplechase mailbox at 2800 Steeplechase Road.
• Please ALWAYS clean up after your pets! No one wants to step in dog poop while they are enjoying our beautiful common grounds!
• Yearly HOA fees were due on February 28th. If you have not paid them yet, please do so as soon as possible. Late notices have been sent via mail and email (if possible). Unsure whether or not you've paid? Reach out to: steeplechasetreasurer@gmail.com. Thank you!

2021 Board of Directors

- Randall Thompson, Vice President and ARB Committee
Scott Smith, Treasurer
Linda Reid, Secretary
Meg Robinson, Assistant Secretary
Wendy Dobson, Website and Newsletter Lead
Angi Gavin, Block Captain Lead
Bill Greaves, ARB Committee
Ben Winter, Grounds Chair

Non-Director Committee Chairs: (please see the website for contact information)
Katie Annis, Social Chair
Denise Doepke, Pool Chair

FINANCIAL OVERVIEW**Operating Budget**

	2018 Actual	2019 Actual	2020 Actual	CY 2021*
Revenue				
Annual Dues Realized	\$ 100,612.31	\$ 108,183.77	\$ 111,071.59	\$ 107,120.00
Interest Revenue			\$ 109.30	\$ 110.00
Total Revenue	\$ 100,612.31	\$ 108,183.77	\$ 111,180.89	\$ 107,230.00
Operating Expenses				
Maintenance of Grounds	\$ 68,772.03	\$ 53,342.39	\$ 60,766.28	\$ 56,595.00
Pool	\$ 28,454.65	\$ 22,117.99	\$ 37,538.46	\$ 23,225.00
Utilities	\$ 13,045.10	\$ 8,739.89	\$ 6,282.96	\$ 6,850.00
Communication	\$ 1,023.17	\$ 1,178.40	\$ 1,607.81	\$ 1,650.00
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Legal	\$ 4,668.28	\$ (1,467.97)	\$ (871.28)	\$ 2,825.00
Social	\$ 1,614.76	\$ 2,258.40	\$ 223.91	\$ 1,750.00
Insurance	\$ 6,552.00	\$ 6,405.00	\$ 6,405.00	\$ 6,500.00
Association Taxes	\$ 528.48	\$ 546.39	\$ 566.05	\$ 600.00
Other	\$ 1,395.74	\$ 1,568.73	\$ 525.00	\$ 435.00
Total Expenses	\$ 129,054.21	\$ 97,689.22	\$ 116,044.19	\$ 103,430.00
Operating Surplus/Deficit	\$ (28,441.90)	\$ 10,494.55	\$ (4,863.30)	\$ 3,800.00
Potential Projects	\$ -	\$ -	\$ -	\$ 108,235
Surplus/Deficit Including Projects	\$ (28,441.90)	\$ 10,494.55	\$ (4,863.30)	\$ (104,435.00)
Remaining Equity				
Reserve Account Ending Balance	\$ 57,159.41	\$ 57,857.47	\$ 57,966.77	\$ (46,468.23)
Operating Account Ending Balance	\$ 371.00	\$ 10,167.49	\$ 5,481.95	

* Estimated Revenue and Expenses

EXPLANATION OF 2021 BUDGET

The 2020 Actual Revenues and Expenses were explained by the 2020 BOD at our yearly Annual Meeting that was held in October at the Steeplechase Pool. If you have any questions regarding those line items, please feel free to email steeplechaseassociationinc@gmail.com.

The 2021 Operating Budget was based on trends in actual operating expenses over the past several years with consideration of new contracts and known maintenance issues.

The 2021 Board has decided to include a few large projects in our operating budget for this year so that we can all see how completion of these projects would affect our Association's overall financial situation. There are three projects included in the budget under "Potential Projects":

1. Resurfacing the pool: We are currently in the planning process and obtaining bids from multiple companies. Once we have received all relevant bids, the board will vote on which bid to accept and work will begin this spring, in anticipation of completion prior to a Memorial Day pool opening. This project is considered a priority due to safety concerns

(current finish causing feet to become bloody while swimming) as well as the importance of the pool as an asset that affects everyone's home values.

Anticipating a cost of approximately \$25K

2. Pond Repairs: This project has been on the radar of the Association Board for years. We now have a plan for how to move forward. This spring, we will seek a temporary fix to the pond dam, reducing the leakage currently causing our water levels to drop at a rapid rate. This cheaper, temporary fix will give us time to create a plan for an increasingly necessary pond overhaul. We will need to seek the input of experts and likely obtain bids for several different scenarios. Depending on the cost of such repairs, the Board may need to seek a special assessment and/ or a yearly dues increase from the Association, which would mean the entire Association would vote on whether to pursue this project and fund its costs. A pond overhaul would likely include dredging the ponds to clean them out and make them deeper, permanently repairing or replacing the pond dam, and updating the landscaping and seating options around the pond to make them more beautiful and

enjoyable for everyone!

Anticipating a potential cost of \$50K or more for the complete overhaul

3. Bridge Replacements: This project has also been on the radar of the Association Board for several years. The Harness Creek Bridge washed out many years ago in a storm that was devastating to our creek and caused much erosion and destruction of some of the walking trails. We would love to see this bridge rebuilt and reunite some of our beloved walking trails that have become disconnected. We will need to obtain official and updated bids for replacement, as well as consideration of structural engineering issues. We hope to begin the process of obtaining bids this year so that we can have a better understanding of whether or not this is a feasible project. The Steeplechase Bridge and River Downs Bridge will also need to be evaluated in the coming years for repair/ replacement.

Anticipating a cost of \$38K (Harness Creek Bridge only)