



WSK Table Talk by James

This report is not an official board report, it is merely the observation of this reporter. Any { opinions expressed } are conclusions drawn from my observations.

TABLE OF CONTENTS ([hyperlink](#))

- BoD [Meeting](#) 13 Feb.
- Bathroom [Remodel](#)
- Annual [Budget](#) Changes
- [Newsletter](#)
- Street [Parking](#)
- [Waste](#) Management Town Hall Meeting
- Online [Account Setup](#)
- [Bottom Line](#) Cost Analysis
- Budget-[Smudget](#)
- [Reason](#) for this report

BoD Meeting: 13 February 2024

- Meeting was called to order and all members were present.
- The Agenda was modified to include a discussion on the Flock security cameras at the entrances to the Knolls.
 - **Motion:** made to continue the system for 2024 at a cost of \$12-1400// motion carried 5/2
 - Discussion: Golf Knolls no longer supports funding of the Flock system, but the board feels the system is beneficial. It was suggested the camera be turned to view exiting traffic.
- BoD Meeting Times:
 - **Motion:** made to hold BoD meetings quarterly on 3rd Saturday, instead of monthly, to be followed by the Quarterly Membership meeting// carried; 1 abstain.

WSK Community [Newsletter](#)

- The board stated in the meeting that the Board planned to publish the March 2024 Newsletter in house. At the time details were a little slim on how or who would take on this task. The Board later commented that they are still looking for someone to take over publishing the Newsletter under their editorship. { To some degree, I can agree

with this; but the money to produce this is paid for by the membership, so that is not a completely valid position. So where should the control be centered? Here is your chance to voice your opinion; what do you want to see? }

Pool-house Bathroom Remodel:

- Facilities Director, Nancy Misko, reported that Debra Clark was taking over as the Chair of the Remodel Committee, and they would once again pursue a contract to remodel the bathrooms. Apparently, it has been determined that there is no more grant money available in 2024. [A concern that others and I had previously voiced.]

2024 Annual Budget:

- Treasurer Joanne Marsh reported that the Board has revised and approved the 2024 Pro Forma budget because of the changes caused by the decision to have Homeowners pay their own waste management bill directly. That decision resulted in a rollback of the proposed Assessment increase, which resulted in major changes in some of the proposed budget line items.

After Hours Parking:

- Vice President Woody Miller-Smith reported that the HOA will be pursuing parking and other violations more aggressively in the future. It was stated that one warning would be given and then fines may be incurred.

Town Hall Meeting: Saturday 17 March to Discuss New Waste Management

The Town Hall meeting was well attended. Isaac Bravo, Murrieta City, and Art Marquez, WM Co, led the discussion. There were a myriad of questions and frustrations expressed. Isaac pointed out that the bill that was sent out was not supposed to be a quarterly bill, but just for the month of March and then a new bill would be issued for the second quarter in March.

The bill almost everyone received is for the 1st quarter. It is not exactly clear how WM will get the billing back on track. It was pointed out that if you overpay initially,

the extra will be applied to the next billing cycle; for example: if you pay the \$93 and then later set up the “Senior” option.

Art said he would act as a POC for assistance with WM and setting up the Senior Option. Art said to contact him if any late fees occur, stating that there should not be any during this initial setup period.

Art Marquez: 951-382-2175, amarque6@wm.com

- You may have already received your bill from WM company to be paid immediately. The bill is a 3 month paid ahead bill for \$93.00 per quarter.
 - According to a WM representative, payment is due on 1st of Jan/Apr/Jul/Oct and over due on 30th.
- The new system of 3 barrels will officially begin in March.
 - The 3rd barrel will be for “**Organics**”: food, plants, yard waste (details provided separately).
 - **No plastic bags** are permitted. Food may be wrapped in brown paper bags or newspaper as needed.
- The previous Trash and Recycle barrels will be used as before for the most part.
 - All barrels will be picked up weekly. This will of course increase our truck traffic.
- “**Senior**” Option (over 65)
 - The “Senior” Option is a 64 gallon barrel versus the standard 96 gallon barrel. A reduction of 30% in size. You can request all 3 cans be 64 gal or less.
 - The price is somewhat reduced by 20%.
 - The price for the “Senior” option is approximately \$75 per quarter.
 - You will have to call WM to request the Senior option and provide evidence.

Waste Management Online Account Setup.

- You have a new account number that can be found on your bill at the top right. If you have a computer, I suggest you set up your online account. You will need an email to set up the account.
- Go to: wm.com/mywm

Log In

Log In

Email

Required

Password [Show](#)

[Forgot password?](#)

[Log in](#)

Already have an account or need to register?

[Sign up](#)

- Select “Sign up”

Sign up for your My WM account

Email

Password [SHOW](#)

First Name

Last Name

By clicking Sign Up below, you agree to the WM website [terms of use](#) and [privacy policy](#).

[Back](#) [Sign up](#)

To sign up for the online account access:

1. Fill in the “Sign up” info
2. An email verification will be sent to your email.
3. In the verification email: Click on “Verify” button
4. Then login to <https://www.wm.com/us/en/user/login>
5. You **will not** initially see your account.
6. Down on the lower right you will see a button to “**Link**” your account. It will show your address/account #
7. Once you have linked the account, you should be able to see your information in the Dashboard.

The number for assistance: 800-423-9986/ 714-558-7761

- Getting past the automated greeting AI can be difficult, keep after it by asking for a Representative or choose one of the options to get to a human.
- **Senior Option:** Art Marquez pointed out that some of the operators are working from old information and will suggest a 35 gal garbage can. **This is incorrect**, so let the operator know you want all cans to be 64 gal. Ask for a supervisor if need be.
- **Bottom Line:**
 - WSK homeowners used to pay about \$18 per month for garbage with their Assessment payment.
 - Now you will pay \$24-31 per month depending on whether you qualify for the Senior discount; this is an increase of \$6-13. With the rollback of the proposed 2024 assessment increase of \$10 you may end up paying an additional \$3 per month over your previous assessment.
 - In terms of the cost to the HOA, the shift of garbage cost to the individual will result in a cost saving of about \$40,000 or more from the previously proposed 2024 proposed budget. The Board revised the budget to move this savings into other budget line items. The net income for the 2024 revised budget will possibly be \$87,000 or more. { This could very well diminish the need for a 2025 assessment increase. }
 - Conference with the Board: The board stated they have plans to invest a portion of the unbudgeted monies into CDs. { This would be a step forward to increase the Fully Funded Percentage of the HOA. Which provides a better financial outlook. }

BUDGET, SMUDGET:

- Nobody likes working on budgets, especially when they are not yours. So why be concerned about the HOA budget? Let someone else worry about it. Well for one thing it is your money, and it does impact your property values. So, what does it matter where or how much money is put into a line item? The Budget Committee and the Board spend a great deal of time predicting what and how much something will cost. To fly by the seat of your pants with HOA money is not only irresponsible, but illegal. Do you need to know every little thing about the budget? No, but you should be aware of who and how the budget is created. Every once in a while, though; you should ask about it.

Concerns about the purpose of this report:

- Some people feel that this type of report is not needed since we have a Newsletter and minutes of board meetings. Some feel this is being divisive by editorializing my opinions, which may seem critical.
- My intent is to cover issues in more depth than the minutes or Newsletter as well as critique some issues. Many people can't or don't want to attend meetings, and I hope, to some degree, this report provides another viewpoint and access to information not otherwise available.
- Should we as a community oversee the business of the HOA and the Board?
Government oversight has been a founding principle of our country since inception. Certainly, some feel that they should not be scrutinized in such a way. I have always welcomed, as a previous board member, questions from members; it gave me a sense that, when I was able to alleviate someone's concern, I was doing it right. On the other hand, if I could not remove the concerns, then maybe something needed to change.
- Good government requires good citizens to be aware and watchful of their leaders.
- I also hope that this document does not become an excuse to not attend meetings and voice your concerns, to ask questions when you have them. It should not be a reason to not get involved. This community and its well-being depend on members volunteering in whatever capacity they are able. Every job done by a volunteer is a job that will not cost the HOA and you money that may be spent doing something else.
- A community can become complacent when it accepts that the Board will do the job correctly just because nothing has gone wrong yet. When a disaster happens, it is too late to criticize a government that has been left untended. You cannot complain to your garden that it should not have died, when you left it uncared for, and un-watered.
- Complaining to your friend or spouse that you don't like someone on the board, or how they run the meeting does nothing to change how things are done. You not only have a right, but an obligation to take the time to be involved. Good government is the result of good citizens.