



Oaks of Savannah

Highlights

In 2022, we removed the beaver damage around the pond. In addition, we repaired multiple mailbox banks that were damaged. In 2023 we plan to replace a few additional mailbox bank posts that are beginning to fail. Please contact us to report any damaged mailboxes.

- The 2023 association dues will remain at the current level of \$150.
- Based on rising costs the association dues will increase to \$175 in 2024.

Mailboxes (Stain 3-5yr Cycle/Boxes~15yr)

The mailboxes were replaced in 2019, but three banks were severely damaged in 2022 and required repair. This spring we will be staining the banks that were damaged last fall. Also some of the posts are beginning to fail, so we will repair those as needed.

Pond (Annually)

In 2023 we will continue to maintain the water quality, silt levels, reduce overgrowth, eliminate noxious weeds, and reintroduce native grasses/flowers/plants. We also continue to remove debris from the three rainwater runoff drains and cleaning them on a regular basis. We have removed the trees that were damaged from a beaver in the fall of 2022. We will also continue mowing around the pond on a more frequent basis.

Please note: The pond buffer zone is maintained by the association in partnership with the City of Champlin and it is not acceptable to plant in this area or dump debris. If homeowners dump debris (grass clippings, leaves, compost bins, twigs & branches) or plant in the buffer zone they will be charged for cleanup.

Hedge Maintenance (Annually)

Continue with the annual maintenance of refreshing the mulch in addition to the annual trimming.

Boulevard (Annually)

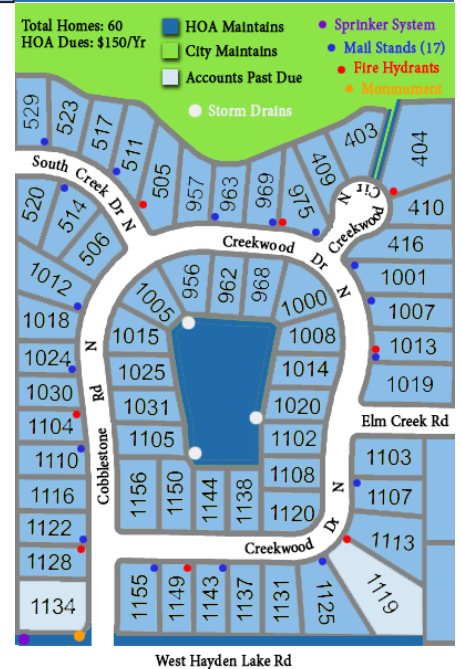
Our board member (Greg Breuckman) will continue mowing, fertilizing, and completing the fall cleanup to keep costs to a minimum. In addition we will continue the regular maintenance of refreshing mulch, trimming trees, and edging.

Sprinkler System (Annually)

In 2022 we replaced multiple sprinkler heads that were damaged. We will continue to use Stoltenberg / Mid-State Lawn Irrigation for sprinkler & water startup/shutdown and repairs.

Monument (Stain 3-5yr/Paint ~10yr/Flowers Annually)

Annual planting, mulch refresh, and trimming of the bushes/trees will continue in 2023. We will also complete repairs to the lighting and the mortar as needed.



2023 Proposed Budget

	<i>Proposed 2022</i>	<i>Actual 2022</i>	<i>Proposed 2023</i>
Assets (Estimated)			
Cash & Cash Equivalents	\$ 5,366.89	\$ 4,731.75	\$ 4,800.95
Association Dues (2 Past Due 2022)	\$ 150.00	\$ 300.00	\$ 150.00
Association Dues (0 Past Due > 1yr)	\$ -	\$ -	\$ -
Total Financial Assets	\$ 5,516.89	\$ 5,031.75	\$ 4,950.95
Non-Profit Income			
Association Dues	\$ 8,250.00	\$ 8,300.00	\$ 8,250.00
Recovered Past Dues	\$ 300.00	\$ 300.00	\$ 300.00
Gross Income	\$ 8,550.00	\$ 8,600.00	\$ 8,550.00
Expenses			
Insurance	\$ (1,990.74)	\$ (1,990.74)	\$ (2,002.80)
Office Expenses	\$ (70.00)	\$ (81.29)	\$ (70.00)
Utilities			
Water	\$ (800.00)	\$ (637.25)	\$ (700.00)
Electrical	\$ (450.00)	\$ (493.00)	\$ (500.00)
Repair and Maintenance			
Lawn Service	\$ (2,195.00)	\$ (2,360.00)	\$ (2,400.00)
Mailbox Maintenance	\$ (100.00)	\$ (1,281.11)	\$ (500.00)
Boulevard Maintenance	\$ (500.00)	\$ -	\$ (500.00)
Hedge Maintenance	\$ (200.00)	\$ -	\$ (200.00)
Pond Maintenance	\$ (1,400.00)	\$ (1,701.46)	\$ (1,000.00)
Irrigation	\$ (220.00)	\$ (262.00)	\$ (250.00)
Monument	\$ (200.00)	\$ (50.84)	\$ (100.00)
Monument Lights	\$ (40.00)	\$ -	\$ (40.00)
Misc.	-	-	-
Website	\$ (20.00)	\$ (19.17)	\$ (20.00)
PO Box	\$ (198.00)	\$ (198.00)	\$ (198.00)
Total Expenses	\$ (8,383.74)	\$ (9,074.86)	\$ (8,480.80)
Net Income	\$ 166.26	\$ (474.86)	\$ 69.20

2023 Proposed Budget Highlights
We will continue to maintain the current association dues of \$150. Based on the increased cost of repairs and maintenance we plan to raise dues to \$175 next year.

Volunteers Needed

Please consider assisting with the spring and fall cleanup around the pond. We will typically post on Facebook ahead of time and it helps tremendously to have additional assistance.

Past Due Association Dues

Only two homeowners are currently past due on their association dues. Thanks to everyone who consistently keeps current as it reduces overall time/costs in rebilling. If anyone is having issues paying due to financial hardship please reach out as soon as possible so we can work with you. A late fee of \$25/yr. will continue to be charged for late payments.

Contact Address

Oaks of Savannah Association
PO Box 118
Champlin, MN 55316

Association Board Members

Jon Lokken
1024 Cobblestone Rd N
Responsibilities

- Annual Meetings
- Board Meetings
- Website/Newsletter/Facebook
- Volunteer Coordination

Greg Breuckman
1020 Creekwood Dr N
Responsibilities

- Sprinklers Systems
- Lawn Maintenance
- Lawn Care Contracts
- Pond Maintenance

Catherine Brown
1144 Creekwood Dr N
Responsibilities

- Budget
- Income
- Expenses
- Taxes