

Welcome Stone Forest Homeowners!

Association Updates:

- 5 new board members that took over January 2023, so it did not go to a large company with outrageous dues.
 - Treasurer that was elected moved out of neighborhood in June of 2023
 - Secretary took over the Treasurer spot that was vacant
 - Deputy President that was elected moved out of neighborhood in May of 2024.
- Hired a bookkeeper to go through Quickbooks and find the flaws from the turnover and previous treasurer. The quickbooks and bank account was at a difference of almost \$10,000 and we wanted to be sure that the money side of the HOA was correct and the profit and loss was the most important thing as 2023 was a hard year with the turnover.
- Have had great support from many residents and realtors on the communication through email and promptness with the closing of houses in the neighborhood.
- Board has decided to keep dues at \$66 dollars for the 2025 year as the expenses of the Board do not warrant a raise.
- We currently have \$1856 in outstanding annual dues, this is 16 residents. As a reminder, the board is applying late fees. In 2023, with the turnover and the dropping of members late fees were not applied. Many dues were not paid due to the exiting treasurer not getting invoices out. We made it a key point in 2024 to get dues paid. Please refer to Article IV section eight for questions about late fees. If you have any other questions, or feel there is a discrepancy with your dues, please contact the board via email at stoneforesthokalama@gmail.com
- Had the landscaping company, K&S Lawn Care, for the past two years. Are we happy with their work? Any updates to the landscaping needed? The plants in the entrance do look a little sad since the summer. Thoughts on what we could update? If anyone has any feedback or questions regarding the new company, please reach out to the board via email at stoneforesthokalama@gmail.com.
- Understanding HOA violations: Violations are written according to complaints that come in from residents of the neighborhood. For the problem to be fixed the homeowner must do the following:
 - Answer the door when the certified mailed violation comes (1st Violation)
 - Meet with board (2nd Violation)
 - Pay their dues (3rd Violation)
 - The homeowner can choose to not change the issue which leads to a monetary penalty. Paid if dues are paid, but many leave the dues for the future buyer of the property.
- The board has focused on just doing the purchases to keep the HOA moving forward and current with all of their duties (ie. insurance, state documents, landscaping, bookkeeping, postage and supplies for mailing, website upkeep)
- Anything else that you see we could purchase to make the neighborhood better? If anyone has any suggestions on what we could get for the neighborhood, please reach out to the board via email at stoneforesthokalama@gmail.com
 - In the past we have done the slow down signs, pet debris signs.

- Openings in the board. With Secretary taking over the Treasurer position, ballots will be put into your invoices in December and we will collect the ballots by the end of the year for the 2025. If you are interested in any of the positions that are open, please let us know! Email or meet with us after the meeting. stoneforesthoakalama@gmail.com
- Willingness to do zoom neighborhood meetings?
 - Ability to have more meetings
 - Accessable to everyone

Reminders:

- Paying Dues - When writing a check for your annual dues, please include the physical address of the home it is for. The lot number is not super helpful in the Quickbooks search. Invoices for 2025 dues will go out the first of December. If we do not have a current email address for you on quickbooks, the only invoice you will receive is the paper copy in the mail.
- Trailer/Boats - Trailer and boats are not to be parked on the street long term. We understand if they are parked short term for cleaning and prepping, but they are not allowed (Per the CC&Rs) to be parked on the street for storage. All trailers/boats must be parked behind a fence.
- Safety - Kalama PD has been working hard to watch for stop sign gliders and speeders. Please watch your speed when driving through the neighborhood and watch out for children playing nearby. Remember to lock your vehicles, and do not leave any belongings in your vehicle where they can be seen, especially bags. Outdoor lighting and security systems are recommended to deter potential thieves.

TO DO's

- Email board if you are interested in a board position (deputy president or secretary)
- Email board if you have any ideas on purchases that could be made to make the neighborhood better.

Stone Forest HOA

Expenses by Vendor Summary

January 1 - September 11, 2024

	TOTAL
Bookkeeping by Wendy	406.25
Cowlitz County PUD	281.37
Farmers Insurance	3,078.00
K & S Lawn Care	2,000.00
QuickBooks	518.70
Secretary of State	20.00
USPS	99.00
Wix	217.64
Not Specified	280.15
TOTAL	\$6,901.11

Cash basis Wednesday, September 11, 2024 11:34 AM GMT-07:00

Stone Forest HOA

Profit and Loss

January 1 - September 11, 2024

	TOTAL
▼ Income	
Homeowner Dues	11,952.00
Late Fee Income	400.00
Unapplied Cash Payment Income	137.65
Total Income	\$12,489.65
GROSS PROFIT	\$12,489.65
▼ Expenses	
▼ Bank Fees	
Merchant Account Fees	149.35
Total Bank Fees	149.35
Business Insurance	3,078.00
Business Licenses and Permits	20.00
▼ Office Supplies & Expenses	388.92
Dues & Subscriptions	194.58
Postage and Delivery	50.00
Total Office Supplies & Expenses	633.50
Professional Fees	406.25
▼ Property Management Fees	
Landscaping and Groundskeeping	2,000.00
Total Property Management Fees	2,000.00
Reconciliation Discrepancies	66.00
Uncategorized Expense	266.64
Utilities	281.37
Total Expenses	\$6,901.11
NET OPERATING INCOME	\$5,588.54
NET INCOME	\$5,588.54