

# President's Message

Jeff Philbin



Spring has sprung, flowers and trees are blooming, and the grass is growing again. Our Tanoan neighborhoods are beautiful - thanks to the loving care you've given your yards and homes. Having a gated community

with master restrictions and community rules are a few of the reasons why Tanoan continues to be a highly desirable place to live and a place where families can thrive in safety. We maintain our excellent community standards by being familiar and complying with the governing documents of our Home Owner Association (HOA). One of those requirements is to bring your construction and landscaping plans (including all revisions) to the Planning Committee for review and approval BEFORE starting or revising your projects. Failure to abide by the rules can result in costly revisions, fines and penalties; and serious violations or failure to comply can result in a substantial lien on your property. Your cooperation is essential for maintaining our high standards. The governing documents can be reviewed at [www.tanoantalk.com](http://www.tanoantalk.com). Please consult the documents that apply to your subdivision.

Tanoan by the numbers. Tanoan is like a little city within our larger city. There are 678 homes in Tanoan West and one empty lot. We have a total of 15 full and part time employees. Our "operating expenses" budget for 2018-2019 is \$790,000. Our capital expenditures for the previous fiscal year totaled just under \$222,000. We've

had some large capital expenses in the last several years (conversion to LED lights and new lamp fixtures, water system repairs, conversion of some common areas to low-water xeriscape, and sealing of the streets). The capital expenses come from our reserve funds. Our goal is to maintain a reserve fund of \$1.5M but the actual reserve fund balance fluctuates. Five residents serve on your Board of Directors (in staggered two-year terms). Five other residents serve on your Planning Committee (for five year terms). We also have subcommittees for nominating officers, and writing or revising procedures. Or you can join or lead a project team. If you are interested in serving in any capacity, please send a short, 1 page, resume (about you and your interests) to our General Manager or any Board member. Also, please attend our monthly Board and/or our Planning Committee meetings so that we can learn from you and about you. We have a wealth of talent within our community. Serving on a Committee is an excellent way to give back to the community and become a civic leader at the same time.

One of our newest capital projects is the remodel the Academy Gate House. During the demolition and construction phases of that project, there will only be one "incoming" entry lane at the Academy Gate. Thus, we'd appreciate it if residents would use the Ventura gate when coming home. This will leave more room and shorter lines for visitors and contractors. Information about construction dates will be forthcoming in the near future.

Best regards,  
President Philbin