

## Treasurer's Report to the Association 2025

Braewood Homeowner's Association includes 126 home sites in Eugene's Southwest Hills, developed by The Piculell Group in 2003.

Established in 2006, the HOA maintains landscaping, street trees on Randy Lane, and a sound/decorative wall along the east side of the EWEB facility at Zachary Drive and McNaull Drive.

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When the HOA was established in 2007, annual dues were \$50.40 for each of the 126 homes, except one which exchanged payment for irrigation near the retaining wall. The dues increased by 5% every year until 2013, reaching \$67.54 per lot, and have stayed the same since then.

Historically, about 84% of dues were collected each year. Since 2017, the association has collected more than the base dues by charging a 12% late fee as allowed by the Bylaws. In 2025 so far, the collection rate remains at 84%, with some accounts still overdue.

Last year, we settled with a homeowner whose account had been past due since 2010. They paid dues and late fees covering the last six years; the rest was written off as bad debt due to a six-year limit on liens. Going forward, we plan to monitor accounts more closely and will file liens on overdue accounts if necessary.

Currently, our cash reserves are just over \$25,000 (\$25,418.99) in two Columbia Bank accounts, following the rebranding of Umpqua Bank to Columbia Bank.

Our 30-year budget, which serves as our Reserve Study, was revisited last year. The budget's conservative approach resulted in spending about 20% less than projected, though recent expenses have increased, primarily for irrigation system repairs and maintenance. Transitioning from Excel spreadsheets to QuickBooks has made managing finances easier and more accessible for future treasurers, though it has added some costs.

Considering these factors, the Board approved a modest increase in HOA dues for 2026. Starting with February billing, dues will rise from \$67.54 to \$75.00 per year. Residents who do not use email billing will be charged a \$10.00 courtesy fee for

paper invoices, which can be waived if a valid email is provided within 60 days of receiving the invoice.

Fun Facts: Turnover Chart:

<b>Sale Transactions Year</b>	<b># sold</b>
2025	7
2024	9
2023	10
2022	8
2021	10

Join us in supporting our Committee Work or consider serving as a director or officer. An active HOA benefits everyone by enhancing property values and creating a great community.