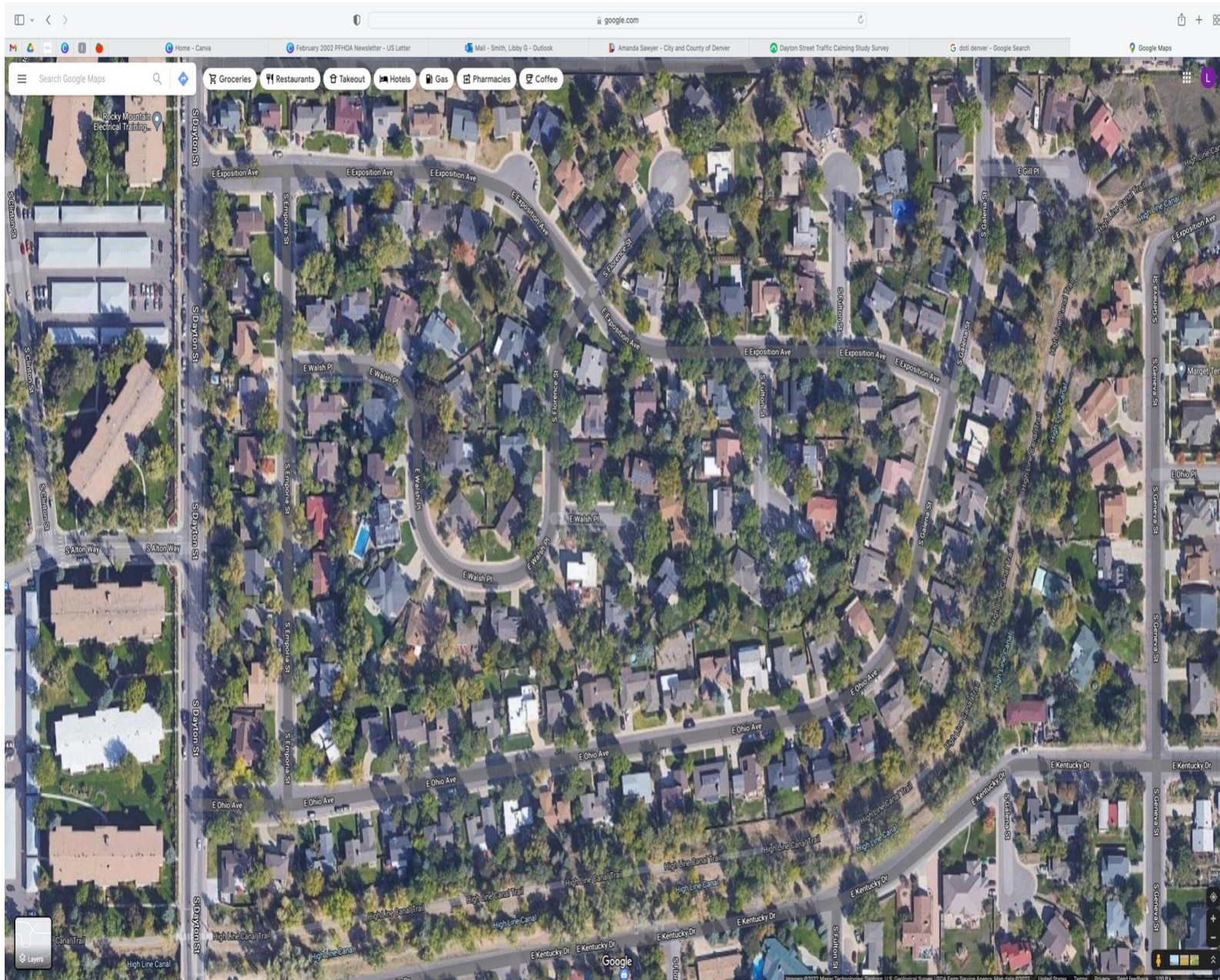




PFHOA

Park Forest Denver

2023 Annual Meeting



2022 - 2023 Board Members

- Libby Smith, President
- John Bickham, Vice President
- Amanda Holmes, Secretary
- Alice Sheehan, Treasurer
- Carrie Cole
- Autumn Crews
- Marcia Scott-Warner
- Betty Danahey



Agenda

- Reflect on 2022-23
 - Financials
 - Entrance Islands
 - Events
 - Communications
- Updates
 - Parking
 - Dayton St. Follow Up
 - Highline Canal
 - Ben Bezoff Park
 - District 3 Police
- 2023-24 Planning
 - Budget
 - HOA responsibilities
 - Board Nominations

2022-23 Actuals

- Total income: \$4,274.14 from 85 homes
 - Goal: \$5,000 from 100 homes
 - If all 150 homes contributed: \$7,500
- Total expenses: \$2,842
- Administrative: \$164
- Communications: \$1,003
- Maintenance: \$102
- Insurance: \$492
- Utilities: \$241
- Social activities: \$841

Account balance 9/23/23: \$3,259

	2022-23 Annual Budget	2022-23	Budget vs. Actual
INCOME			
Dues	\$5,000.00	\$4,274.14	-\$725.86
Interest	0	0	0
Golf Fee Payments	0	50	50
2021-22 balance forward	1,746	1,746	0
Misc. Income	19	19	0
Total Income	\$6,764	\$6,088	-\$676
EXPENSES			
Administrative			
Bank Fees	\$75.00	\$25.50	\$49.50
Meetings (Safety, Annual)	200	0	200
Secretary of State Filing	10	0	10
Inter-neighborhood Corp.	40	0	40
PO Box	138	138	0
Communications			
Printing	1,500	496	1,004
Website	550	507	43
Maintenance			
Spring Dumpsters	0	0	0
Dayton Street & Entrances Maint.	100	102	-2
Improvements			
Dayton Street & Entrances	1,000	0	1,000
Insurance			
General Liability	492	492	0
Utilities			
Electricity	300	241	59
Social Activities			
Halloween Parade	323	160	163
Other Community Events	1,050	331	719
Golf Tournament	300	200	100
New Home welcome gifts	300	150	150
Other Expenses			
	386	0	386
Total Expenses	\$6,764	\$2,842	\$3,922
Surplus/Deficit	\$0	\$3,246	

Entrance Islands

The only common property in the neighborhood.

Care/Maintenance:

North Island: Jackie

South Island: Carrie & Betty



2022-23 Events

October 30th

Halloween
Parade

March 25th

Compost Class

April 22nd

Dayton Street
Clean Up

June 24th

Art Show + Ice
Cream Social

July 26 - July
31st

School Supply
Drive

August 5th

Golf Tournament

September 9th

Block Party



2022-23 Communication Channels

Find information at:

- Website: parkforestdenver.com
- Facebook: @parkforestdenver
- Instagram: @park_forest_denver

The HOA distributes information via:

- Online newsletter and updates
(sign-up on the website!)
- Paper newsletter (2x/year)
- In person welcome to new neighbors

Contact us at:

- info@parkforestdenver.com



General Updates



Parking Issues Along Dayton/E. Exposition/New York Place

Parking Committee

- Deidra
- Autumn
- Kathy
- Monique
- Jackie
- Barbara
- Marcia
- Barbara

Next Meeting with Amanda Sawyer–
Thursday, November 2, 3:30 New York
Place



Dayton Street Study Follow



- Study in 2021
- New “No Parking” signs
- Parking likely not moving to east side of the street.

Highline Canal Improvements

Update

- High Line Canal Clean-up
- Goat Head Weed Clearing
- Erosion at East Gill Place
- Design Phase of the Trail Improvement



Ben Bezoff Park Improvements

- Funding Approved
- Renovating the Basketball Court
- Landscape Conversion



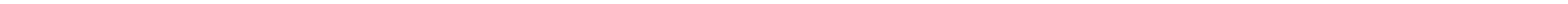
District 3 Police Update



- Call 911 to report suspicious activity
- Denver Track - tracking stolen cars



— **2023-24 Planning** —



2023-24 Budget

- Total income
 - Goal: \$4,500 from 90 homes
 - Balance Forward: \$3,259
 - If all 150 homes contributed: \$7,500
- Administrative: \$463
- Communications: \$2,050
- Maintenance: \$150
- Improvements: \$1,646
- Insurance: \$1,200
- Utilities: \$300
- Social activities: \$1,950
- Total expenses: \$7,759

Proposed 23-24 Budget

INCOME	
Dues	\$4,500
Interest	0
Golf Fee Payments	0
2021-22 balance forward	3,259
Total Income	\$7,759
EXPENSES	
Administrative	
Bank Fees	\$75
Meetings	200
Secretary of State Filing	10
Inter-neighborhood Corp.	40
PO Box	138
Communications	
Printing	1,500
Website	550
Maintenance	
Spring Dumpsters	0
Dayton Street & Entrances Maint.	150
Improvements	
Dayton Street & Entrances	1,646
Insurance	
General Liability	1,200
Utilities	
Electricity	300
Social Activities	
Halloween Parade	300
Other Community Events	1,150
Golf Tournament	200
New Home welcome gifts	300
Total Expenses	\$7,759
Surplus/Deficit	\$0

Proposed budget

How To Pay Dues

- Mail: P.O. Box 200254, Denver 80220
- PayPal: info@parkforestdenver.com
- Venmo:
@parkforest-homeownersassociation



Thank you to John Bickham and Marcia Scott-Warner for their service!



The Park Forest HOA is...

- Registered non-profit
 - Banking and accounting
 - Taxes
 - Insurance
 - Maintains relationship with City of Denver
- Common areas (entrances)
 - Structures and Park Forest signs
 - Lighting and electricity
 - Landscaping and trees
- Building community
 - Events
 - Communications

And is not...

- An architectural review committee
- The lawn police
- Neighborhood mediator
- Denver 311



Call for Board Nominations

Board Member Responsibilities

- Attend 7-8 meetings (~1x/month Jan-Nov)
- Support HOA events (and encourage your neighbors to attend!)
- <Optional> Lead coordination for one event

There are 4 positions open in 2023-24. In addition to the responsibilities listed above, the positions do the following:

Vice President

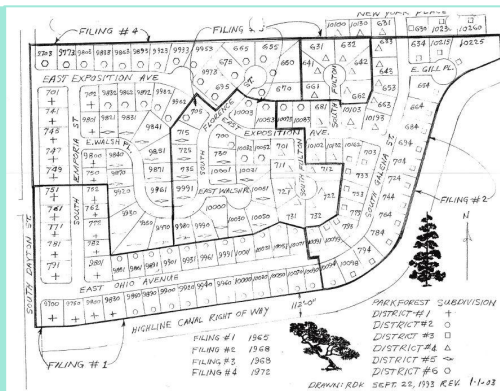
- Back-up to run meeting if President is not available

District Reps

- Distribute paper flyers (3-4x per year)

Did You Know?

Park Forest is subdivided into six divisions based loosely on the time frame that homes were built.



2023 – 2024 PFHOA Board

- Libby Smith, President
- **OPEN, Vice President**
- Amanda Holmes, Secretary
- Alice Sheehan, Treasurer
- Carrie Cole
- Autumn Crews
- Betty Danahey
- **OPEN - 3 positions for district reps**

Why Join the PFHOA Board?

- Build a sense of community
- Create lasting memories with your children
- Get to know your neighbors
- Give back to your community



Invest in your neighborhood, it pays off!