

## Self-Management

**E**-mail rumors abound and the GRF president attempted to put them to rest by stating there were no such plans afoot and Boards are not equipped to embark on such an effort. He was right about no plans but he was also wrong about what self-management means.

It does NOT imply that the community would be managed by Board members. Instead it means we employ an experienced city manager answerable to the Boards. The manager supervises hired staff and services which can be outsourced when and where needed at far more reasonable cost to the community. Among other things, we currently outsource roofing, paving, water intrusion remediation, dry rot repairs, epoxy program, engineering and technical studies when needed, legal and catering services, etc.

Why consider it? Wouldn't it be logical to have someone managing our HOA who would have us as his/her primary priority. You must realize that with our current setup, the owners are third on the Managing Agent's Priority list and we have no idea on the resultant impact of this arrangement on our assessments.

Of course, most knowledgeable people who look at the structure of our Management with four Boards, a Trust Fund, and a Managing Agent and have no idea on how we can accomplish what we have over 40 years.

## \$1,500 Trust Facilities Fee

**W**ith the advent of 2012, we will have an added burden on anyone selling a manor in Leisure Woods Village by increasing the cost of the sale by \$1,500. How some people can openly state that this added cost to the buyer would NOT impact sales, is inconceivable.

With that kind of logic it would seem reasonable that anyone selling a manor can increase the sales cost by \$5,000 and put the increase monies in their pocket (if they could find a buyer).

We seem to have a plethora of spenders amongst our board members who are just looking for an excuse to collect money for "their" coffers. A Trust fund is generally for a specific usage and with GRF controlling the fund, what would you expect them to do with the money?

Well! At least one GRF Director let the cat out of the bag at a GRF Board Meeting and was heard to say, ".. It will allow us (GRF) to build new things." He then expounded what a "new thing" might entail; New Admin Building, New Super Gym and a New Enclosed Swimming Pool.

Rather than feeding the GRF Kitty for excessive amenity expenses that do not fit into our future plans, we should be putting that money into our housing maintenance.

If a fee of this nature is warranted, the housing mutuals should take charge of the money.