

Fields of Nicholson



FIELDS OF NICHOLSON OWNERS ASSOCIATION

INVESTMENT POLICY

Scope of this Policy: To clarify the procedure and guidelines for investing Capital and/or Replacement Reserve funds.

All terms in this policy shall have the same meaning as those set forth in the Declaration of Fields of Nicholson Planned Community.

BE IT SO RESOLVED that the Capital and/or Replacement Reserves shall be invested in accord with following policy:

- A. No funds shall be deposited or invested except in authorized investments. Authorized investments are those that are in accordance with the By-laws of the Fields of Nicholson Owners Association (the "By-laws") and that are obligations of the U.S. government, or U.S. Government Money Market funds, or deposits in financial institutions that maintain FDIC insurance, provided, however, that the aggregate amount invested in any such financial institution may not exceed the maximum amount that is insured by the FDIC.
- B. All accounts, instruments, and other documentation of such investments shall be subject to the approval of at least two (2) Members of the Board of Directors as required in Article IV, Section 4.8 of the By-laws. All accounts will require at least two (2) signatures to authorize the withdrawal of funds. The accounts and/or instruments making up the investments guided by this policy, may from time to time, be changed or amended by, at least two (2) Board members, as appropriate. A summary report of all investments shall be presented to and reviewed by the entire Board of Directors, at least annually.
- C. Investments shall be guided by the following goals, listed in decreasing order of importance:

1. Safety of principal. The long-term goal is safety of the replacement reserves.
2. Liquidity and accessibility. An appropriate amount of the funds invested should be readily available for projected or unexpected expenditures.
3. Minimal costs. Investment costs (redemption fees, commissions, and other transaction costs) should be minimized.
4. Return. Funds should be invested to seek the highest level of return that is consistent with preservation of the purchasing power of the principal and accumulated interest.

EFFECTIVE DATE: This policy was duly adopted by the action of the Board of Directors on September 16, 2014, and shall be effective as of the same date.

BOARD OF DIRECTORS:


Jerry Rogers - Director


Thomas Reilly - Director


David Steinbach - Director



Fields of Nicholson

May 21, 2015

Policy for funding of Reserves:

Background:

In 2012 the Executive Board, at the recommendation of the Budget Committee retained Reserve Advisors of Milwaukee, WI to complete a reserve study on all Units constructed as of that date. The purpose of performing the study prior to completion of all Units was to ascertain whether or not the current level of funding reserves would be adequate to cover future projected costs. Neither the Executive Board nor any members of the community had input to the reserve study, nor were any construction dates provided to Reserve Advisors. The study was issued on July 10, 2012 without review by the Executive Board or any community residents.

Once the study was received a number of items were questioned by the Executive Board and the community residents. Examples of these issues although not totally inclusive are as follows:

- Repointing of brick in 2017 at a costs of \$108K
- Replacement of driveways in 2017 at a costs of \$56K
- Replacement of roofs in 2027 at a costs of \$405K

Since the date of construction for the first units in the Fields of Nicholson was 2006, it appears to the Executive Board and several unit owners who have reviewed the Reserve Study we believe these estimates are very conservative, especially in light of knowing the shingles deployed carry a 30 year manufacturer's warranty and brick repointing and replacement of driveways in 11 years is not customary.

Also in 2012 the Executive Board passed a Painting Policy that would require the exterior of each Unit to be repainted on a 5 year interval, since this was not a covered expense under the Reserve Study the Executive Board also increased the allocation to the reserve funds from 25% of the underlying annual dues structure to 30% of the underlying annual dues structure beginning in 2013.

Recommendation:

The current Executive Board recommends that the Reserve Study be completed again once all Units have been constructed or no later than mid-2016, and the current Executive Board and the Reserve Maintenance Committee works with the outside consultants to assure an adequate and realistic study is performed.

Funding of Reserves:

Based on external obtained information and information from our Community Manager the Executive Board has determined it is common practice for Owners Associations to fund a portion of future reserve requirements. Based on our research and input from the Community Manager the most common practice is to fund 70% of the reserve projections.

Policy:

Based on the preceding information the Executive Board has adopted that the goal of the Fields of Nicholson is to maintain a dues structure that assures a minimum of 80% of projected reserve balance is funded at the end of each calendar year.

PET POLICIES

July 22, 2018

The Fields of Nicholson HOA Leadership would like to remind all community pet owners of the Association's policies and your responsibilities both in your yard and throughout the community. Please remember it is your responsibility to control your pet.

Here are some guidelines to keep your pet a welcome addition and a model fur baby citizen in good standing while in residence at the Fields of Nicholson:

- Limit of three pets per unit with a combined weight up to 150 pounds.
- Always pick up after your pet's excrement and dispose of it in your trash. If you run out of bags, please return to pick up the poo.
- Stop your pet from messing up or damaging your neighbors' property or our common areas.
- Leash and teether your dogs whenever they are outside of your yard. Walking leashes are limited to six feet in length. Pennsylvania law requires dogs to be tethered on leashes at least 10 feet long to be consistent with [Libre's Law](#) enacted in 2017. Be aware that any dog that presents a nuisance in the community can be subject to both Local and State penalties.
- Continuous and excessive barking is not permitted.
- Vaccinate annually to keep everyone safe.
- Tag your pet so your neighbors can help them find their way home if they get lost.
- Stay informed about grass spray treatments so you can keep your pets off the grass – check the community calendar on the FON website for dates.