

At their October 12th, 2023 meeting, the South Riding Proprietary Board of Directors adopted the 2024 Operating Budget and Schedule of Assessments. The Staff, Budget and Finance Committee and the Board have been working on this since July.

We were able to successfully negotiate a reasonably priced contract and annual escalation to retain our Trash Hauler, Republic Services, who will continue to provide twice weekly trash collection, once weekly recycling collection and the standard yard waste collection from March – December.

The operating budget includes contract increases for landscaping and irrigation services, these contracts will be re-bid in 2024 and Staff will be looking for areas to decrease costs, specifically by adding more ‘no mow’ areas which will reduce mowing frequency and treatment costs. As labor costs and chlorine chemical costs increase our pool management contract is impacted, we invited 5 companies to bid our contract and after two months of negotiation we will retain our relationship with High Sierra one of the lowest bidders by far. Our insurance policies as required by law for the community increased between 5-10% dependent on the policy.

Income from interest generated from the replacement reserve accounts increased this year and is expected to remain at a high rate through next year. That interest income along with money from members equity is included in the budget to offset the assessment rates.

You may wonder why some members’ monthly payment is higher than others and we hope the information provided below helps to answer some of those questions.

Street maintenance

For those residences that are located on an SRP owned and maintained street (all townhome streets, alleys, lanes) your assessment includes additional funds placed annually into the replacement reserve fund for road repairs and maintenance. Each year in compliance with the current professionally prepared Reserve Study, the Proprietary contracts with a paving company to mill and pave several of our private roadways within the community. In October 2023 the following streets were completed: Hussar Terrace, Exart Terrace, Demerit and Eustis Streets (west side of Elk Lick Road), Kirby Lane, Cowher Alley, Lilypad Lane, Fair Ponds Lane, Finders Lane and Oscar Alley.

Snow clearing and ice treatment is budgeted for in the operating budget.

As road repair and snow services are provided by the state of Virginia for those residences located on VDOT maintained roadways there is no financial obligation owed to the Proprietary for those roadways.

Trash Collection

This year we were able to successfully negotiate a reasonably priced contract and annual escalation to retain our Trash Hauler, Republic Services, who will continue to provide twice weekly trash collection, once weekly recycling collection and the standard yard waste collection from March – December.

The local industry standard is that it is less expensive to collect trash from townhomes as the hauler can complete more homes in a quicker time. As a result, our townhome and condo residences pay a slightly lower monthly per unit rate for their trash, recycling, and yard waste collection.

Reserve Fund Statement

§55.1-1826 The Proprietary contracted with a certified reserve specialist to complete a reserve study update report in 2020 and is scheduled to complete the next update in 2024 using the cash flow method. As of September 1, 2023 the amount of accumulated cash reserves set aside to repair, replace or restore the capital components was \$9,632,034.39. The amount of the expected contribution to the reserve fund in 2024 is \$1,292,600. Visit southriding.net, select resident services, documents and forms to read more about our reserve study. Please note, condominium capital components are not part of the Proprietary's reserve study and funding.