



As mentioned on the front page of this edition, below are some Fast Facts. These bite-sized bits of information cut to the facts of various issues and provide you with email links where you can learn more when time permits. Please watch for Landings Association emails containing more Fast Facts.

## Community Highlights

Our Community of 8,500 Residents Enjoy:

- 4,755 Total Acres (including 715 acres of common property - 574 in turf, 4 in athletic fields, 22 in gatehouses; 115 in forested areas)
- 91 Miles of Roads and 30 Miles (22 Paved) of Paths/Trails on common property
- 80 miles of Storm Drains
- 313 Center Islands/Medians
- 11 Bridges
- 7 Gated Entrances (serving more than 10,000 vehicles each day)
- 151 Lagoons (totaling 269 acres), including the Kids' Fishing Lagoon
- 3 RV Storage Yards
- 2 Deep Water Marinas, with 378 Boat Racks and Slips
- 2 Athletic Fields
- Delegal's Sunset Pavilion
- Playground
- Dog Park
- Native Plant Trail
- Nature Trail

### Provided by:

- 78 Fulltime Equivalent Employees (FTE), supported by 120 volunteers
- 30 Vehicles (including heavy equipment and two boats)
- 11 Buildings (including the Administration Building, Public Works Facility, Marinas, Gatehouses, and the Marsh Tower)

## Security Community Support

Below are just a few stats from last year showing your Security Department working for your community:

- 698 EMS support runs - One Security patrol takes an Automated External Defibrillator (AED) to the scene, meeting the First Responders. Another Security patrol waits outside the gates to lead the ambulance directly to the scene, to avoid any delays.
- 132 alarm responses
- 38,532 facility and property checks
- 1,827 resident premise checks
- 275 incidents responded to each month

## Public Works

### Community Maintenance

Below are just a few stats from last year showing your Public Works Department working for your community:

- 1,271 mailboxes and signs painted
- 549 mailboxes and signs repaired
- 3.5 miles of community paths repaved
- 5,808 square feet of roads repaired
- 14 storm drains repaired
- 73 street lights repaired
- 2,245 cubic yards of debris removed from roads - Each road (91 miles) is swept on a 10-day cycle
- 82 miles of road shoulders pruned for visibility.



## How Much is the Annual Dues Proposal?

The Annual Dues will average \$2,170 over the next three years with this proposal (please see chart below):

- 58% of the increase is allocated to the restricted Capital Reserves Fund (an average increase of \$186/lot/year to Reserves).
- Even with the increase, The Landings Annual Dues will remain well below the national average:
  - o Average National Annual Dues: \$2,400 - \$3,600/year (Realtor.com)

Annual Dues Allocation	2020 Budget	2021 Plan	2022 Plan	2023 Plan	2021-2023 Average
Operating Fund	\$1,372	\$1,457	\$1,502	\$1,560	\$1,506
Capital Reserves Fund	\$478	\$613	\$668	\$710	\$664
<b>Total</b>	<b>\$1,850</b>	<b>\$2,070</b>	<b>\$2,170</b>	<b>\$2,270</b>	<b>\$2,170</b>

## Why is an Annual Dues Increase Needed?

There are several reasons an Annual Dues increase is needed:

- **Competitive value and advantage:** TLA's dues are low among competitor communities with strong return for the money paid.
- **Daily operations funding:** A modest increase is needed to fund current operations, account for increased operating costs, and to restore highly appreciated services recently cut.
- **Capital asset funding:** Our community turns 50 in two years and has almost \$80MM in capital assets. An increase is needed to maintain, repair, and replace aging infrastructure.
- **Aesthetics and Curb appeal:** The dues are intended to maintain and improve the aesthetics and appeal of your community - to continue to evolve and remain competitive.
- **Protect property values:** This investment in well-managed operations, capital reinvestment, and improvement in aesthetics is intended to protect the value of your property. It is essential to The Landings future and YOUR property values.

## How Has TLA Adapted to a Flat Annual Dues Since 2018?

Please review the examples below for just some of the cost eliminations and reductions your Association has implemented over the last three years. You can view more details in the 2020 Budget Book (pages 9-11).

### Cost Elimination Examples:

- Seasonal Cookouts
- Off-duty County police patrol
- Marinas Marketing
- Strategic Plan Projects
- Recycling Center
- Marina livestream cameras
- Interactive website maps

### Cost Reduction Examples:

- Center Island Maintenance
- Mailbox/Sign Painting Frequency
- Contract Tree Pruning
- Printing Costs
- Camera Maintenance and Replacement
- Staffing Costs

## Operating Budget Restorations in the Annual Dues Proposal

Several operational line items will be restored with this proposal, pending a successful vote:

- Center island maintenance is restored to previous levels, allowing for increased tree and turf maintenance.
- The mailbox and sign painting program frequency is restored to previous levels. This and the center island maintenance impact community aesthetics, and, therefore, buyer appeal and property values.
- Marina live webcams are returned.
- Interactive website maps are returned, allowing research into property ownership, TLA assets, and more. Both the maps and live webcams have hosting fees, so they were eliminated in prior budget cuts.

Visit <https://bit.ly/30Ef2AS> to watch a video on restored service levels.

## Reserve Study and Restricted Capital Reserves Fund

- The Landings Association commissioned a Reserve Study by an independent Reserve Specialist in 2019-20.
- The Study shows TLA is not contributing enough funding to the restricted Capital Reserves Fund for items like roads, community paths, storm drains, etc.
- Without an increase in funding, the Reserves will run out of cash in the next several years, leading to deteriorated community infrastructure.
- The Annual Dues Proposal will shore up the Reserves Fund to a level considered adequate by industry standards.

Vist this link (<https://bit.ly/3fXxzP5>) to view the complete Reserve Study.

## Is There Anything New in the Annual Dues Proposal?

Yes. The Athletic Complex Committee finalized a proposed redesign for the complex earlier this year. The new design includes the following upgrades:

- The playground equipment that has reached the end of its life will be replaced with new, improved equipment.

- A low-impact walking path will be installed at the Athletic Complex, along with improved lighting for nighttime use.
- A pavilion that provides shade also will be installed at the Athletic Complex.
- The basketball court will be resurfaced and new goals installed.

## Successful Annual Dues Vote Results

A successful vote on the Annual Dues maintains the following operational service levels:

- Mowing and center island maintenance
- Street sweeping
- Lagoon treatments
- Cleaning of facilities
- Sign and mailbox repainting
- Street restriping
- Security Response Time
- Security Welfare Checks
- Security Vacation Property Checks

A successful vote also maintains such capital assets as the following:

- Playground equipment, Marsh Tower, McWhorter bridge, Islands of Deer Creek bridge, lagoon bridges
- Monument signs, directional signs
- Picnic tables, other outdoor seating
- Security cameras, sliding security gates

# Be Aware, Do Your Share, Vote "Yes"!