



# Annual Homeowners Meeting

26 January 2019 - @The Place

[www.thevillageatinnsbrook.com](http://www.thevillageatinnsbrook.com)

# Agenda

- |             |  |
|-------------|--|
| 9:15-9:25   | <b>Welcome</b> <ul style="list-style-type: none"><li>▪ Introductions &amp; President Review</li><li>▪ Nominating Committee Report</li><li>▪ 2018 Board of Directors Election</li></ul> |
| 9:25-9:35   | <b>Architectural Committee Report</b>  |
| 9:35-9:50   | <b>Guest Speaker: Preserving and Enhancing Property Values</b>   |
| 9:50-9:55   | <b>Director at Large Report</b>  |
| 9:55-10:00  | <b>Treasurers Report</b>   |
| 10:00-10:15 | <b>Open Discussion</b>   |
| 10:15       | <b>Adjourn</b>   |

# Recognition

## 2018 Board Members

- Melissa Gay - Secretary (2 years)
- Mike Hamway - Treasurer (1 year)
- Brian Perryman - Director at Large (6 years)
- Danielle Leonard - VP & ACC Chair (thru Sept)
- Debbi Seitz - VP & ACC Chair (Sept to present)

## Recognition

# Jan Vlastic

Hospitality Chair & ACC Committee Member

11 years!

Jan has welcomed **70** new residents into our neighborhood!

Jan recently moved to Florida

We wish her all the best and thank her for her years of support

# Recognition

## **Audit Committee**

(meets quarterly)

**Elaine Kirby**

**April Duff**

# Recognition

## Annual Meeting Volunteers

Diane Minear

Janice Kuhns

Marianne White

Tina Freeman

# President's Report

- ▶ Homes prices increasing... Investments continue
- ▶ Focus in 2019 on improving curb appeal
- ▶ Speeding, walkers and trees...
- ▶ Block Captain network disbanded
- ▶ Volunteers needed - ACC & Audit committees, Social and Newsletter lead

# Board Member Commitment

- ▶ Monthly Meetings @ 6pm on the 1st Thursday of each month
- ▶ Meetings typically 30 - 45 mins... as needed to conduct HOA business
- ▶ Dial-in attendance available
- ▶ Board communications mostly via email



# Nominating Committee Report

Proposed slate of officers:

- Brian Perryman
- David Fellowes
- Debbi Seitz
- Mike Hamway
- Diane Minear
- *Anyone else?*

# Architectural Committee Report

- **Focused on improving curb appeal**
  - Bringing mailbox posts into compliance
  - Continued enforcement of trash receptacles regulations
  - Our guest speaker today will talk more about this
- **Other stuff**
  - All exterior changes require RFI. If you have questions check the HOA website or reach out to the VP/ACC chair
  - Violations to the Covenants and Restrictions will be strickly enforced.
  - Looking for volunteers to serve on the ACC Committee



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RICHMOND'S TOP AGENT

## Preserving and Enhancing Property Values

# The Village at Innsbrook



## Erin Hungerford

***We have sold 100's of homes and can help you buy or sell your home too!***

- 13+ Years Full Time Experience
- #1 Agent in Innsbrook Office
- Top 100 Agent within 13,000 Agents In Entire Company



Richmond's Top Agent



**LONG & FOSTER**  
REAL ESTATE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# Market Update

## Glen Allen/Innsbrook Area Market Update

**For Sale: 52**

Average Square Footage:  
2,767

Average Price: \$418,000

**Under Contract: 44**

Average Square Footage:  
2,562

Average Price: \$389,000

**Sold: 177**

Average Square Footage:  
2,516

Average Price: \$366,000

## The Village at Innsbrook Market Update

**For Sale: 1**

Average Square Footage: 2,502  
Average Price: \$384,950

**Under Contract: 5**

Average Square Footage:  
2,137  
Average Price: \$371,700

**Sold: 5**

Average Square Footage:  
2,121  
Average Price: \$356,400

# Market Update

## Richmond Area Market Update

### **For Sale: 722**

Average Square Footage: 2,500

Average Price: \$393,000

### **Under Contract: 574**

Average Square Footage:

2,340

Average Price: \$352,000

### **Sold: 3,654**

Average Square Footage:

2,220

Average Price: \$316,000

# What Homeowners Can Do To Improve Property Value

## Exterior Improvements & Curb Appeal

- Exterior Painting (recommended every 7-10 years)
- Maintaining Mailbox (paint it, is it falling over, fix it, is the box faded?)
- Driveway Maintenance (no green/weeds in driveway, seal to maintain it and extend its life which will save you money down the road)
- Leaves and Debris in Yard – pick up, rake, blow
- Leaves and Debris on the curb/street – sweep it up!
- Landscaping and Lawn Maintenance (shrubs in front of home, clean up mulch beds)
- Front Door – Paint it, it's one of the first impressions when someone comes to visit you!
- **BE PROUD TO COME HOME TO YOUR HOUSE!**

# What Homeowners Can Do To Improve Property Value?

## Interior Improvements to Improve Property Value

- Neutral Paint/Remove Dated Wallpaper
- New Carpet (replace worn out carpet and rugs)
- Kitchens and Baths help sell homes if you are looking for areas to improve
- Small inexpensive improvements can make a big difference (this cost was \$5 can on spray paint)



Before



After



# What Homeowners Can Do To Improve Property Value - Continued



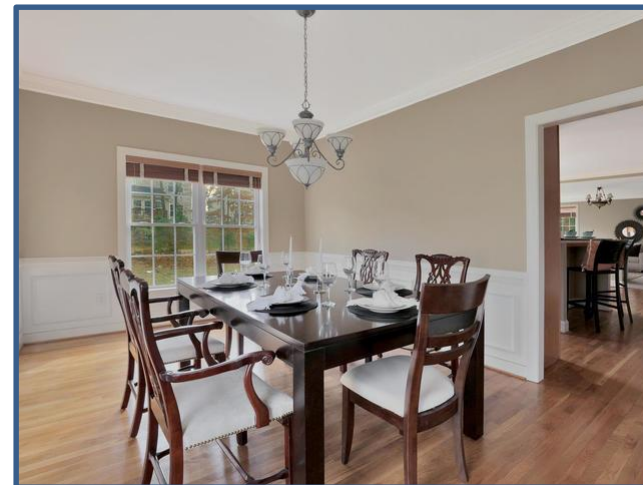
Before



After



Before



After

# What Homeowners Can Do To Improve Property Value - Continued



Before



After



Before



After

# What Homeowners Can Do To Maintain Quality of The Neighborhood

## **HOA to Govern & Get Others On Board**

- Street Signage – well maintained, is any missing, it is upright
- Lighting – streets well lit, this also helps with crime
- HOA – designating trash day all on the same day
- Mailbox Maintenance

## **Build Community**

- Newsletter (paper or email)  
The Village Voice
- Facebook Page
- Book Club

# Questions?



Richmond's Top Agent

804.243.4663

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# Director at Large Report

## The Village at Innsbrook Home Sales (2018)

### 2018 Home Sales

Address	Sq ft	Date	Price	\$ per SF
4604 Village Run Ct	2,396	7/16/2018	\$360,000	\$150
4528 Village Run Dr	1,887	3/26/2018	\$335,000	\$178
4530 Village Run Dr	1816	4/11/2018	\$323,250	\$178
4604 Winterset Pl	1,660	7/11/2018	\$308,000	\$186
10837 Snowmass Ct	1,913	9/17/2018	\$360,000	\$188
4704 Snowmass Rd	2,007	8/20/2018	\$332,000	\$165
10723 High Mountain Ct	2208	8/1/2018	\$360,000	\$159
4724 Squaw Valley Ct	2,616	11/27/2018	\$375,000	\$160
			\$344,156	\$170

	Ave. Price	Ave. \$/SF	Change from prior Year			
			Ave Price	Percent	Ave \$/SF	Percent
2018 Average (8 homes)	\$344,156	\$170	(\$18,334)	95%	\$5	3%
2017 Average (5 homes)	\$362,490	\$166	\$20,246	106%	\$10	7%
2016 Average (8 homes)	\$342,244	\$156	\$10,064	103%	(\$2)	-1%
2015 Average (5 homes)	\$332,180	\$158	\$24,751	108%	\$8	6%
2014 Average (8 homes)	\$307,429	\$150	\$15,562	105%	\$21	17%
2013 Average (6 homes)	\$291,867	\$128	-		-	-

The average SF of home sold in 2018 was less than previous years.

# Treasurers Report

## The Village at Innsbrook HOA 2019 Budget

		Budget 2018	Actual 2018	Budget 2019
<b>Revenues</b>				
Dues		9,515.00	9,460.00	9,515.00
Disclosure packets			195.00	100.00
Late fees			220.00	100.00
Interest income		100.00	163.68	120.00
	<b>Total</b>	<b>9,615.00</b>	<b>10,038.68</b>	<b>9,835.00</b>
<b>Expenses</b>				
Annual meeting		2,500.00	2,549.84	2,500.00
Insurance (Liability and D & O)		2,700.00	2,777.00	2,860.00
Legal		1,000.00	-	1,000.00
Landscaping		2,000.00	1,954.00	2,000.00
Printing, copies, office supplies, postage		375.00	556.39	600.00
Website, utilities, phone, domain name		760.00	649.33	675.00
All other (fees, taxes, advertising, paint)		280.00	244.34	200.00
	<b>Total</b>	<b>9,615.00</b>	<b>8,730.90</b>	<b>9,835.00</b>
<b>Net</b>		<b>0.00</b>	<b>1,307.78</b>	<b>0.00</b>

Year-end Bank Balance

30,853.64

30,853.64

Homeowner assessment unchanged for 2019 @ \$55

# Open Discussion

**Adjourn**

**Have a Great 2019!**

**Next Year's Meeting  
25 January 2020**