



**TRAVERSE MOUNTAIN
MASTER ASSOCIATION**

January 4, 2023

Dear TMMA Members,

We trust this letter finds you well.

Enclosed you will find the approved 2023 budget for the Traverse Mountain Master Association. The assessments will increase to \$94 per month beginning February 2023. We want to encourage members to participate in the Assessment Discount Program. Members who pay their assessments either by Direct Debit or a Year in Advance will qualify for a \$4 discount on their monthly assessments. The primary reason for the assessment increase is to better account for unexpected inflation since the last increase in 2020. Please refer to the enclosed Payment Guide for how to setup your monthly assessment payments.

Also, enclosed you will find a list of 2023 community events, 2022 TMMA stats report, and the new 2023 community center and pool brochure. For all information and updates relating to TMMA please visit tmma.org.

This year we look forward to growing closer as a community through our various activities and events, including meeting those who have moved into the 87 new homes and 152 existing homes resold in 2022. We extend a warm welcome to each of you.

As a community, we enjoy some fantastic amenities, including our neighborhood community center and pool. To better serve our residents, we want to let everyone know of the following rule changes made in 2022:

1. The non-resident Grand Hall reservation rate was changed from \$1,000 (plus \$150 refundable cleaning deposit) to \$1,850 (plus \$150 refundable cleaning deposit) and now all days of December will be open for Grand Hall reservations. Fitness classes will move to alternate activity rooms just during the month of December.
2. Holiday lighting rules updated as follows:
 - a. Temporary or non-permanent holiday lighting may only be installed from Oct 1- Feb 28 (stays the same)
 - b. All colored Holiday lighting only turned-on day of Federal Holidays and the day after Thanksgiving – Jan 31st.
 - c. Clear (no color) lights may be up and on year-round as long as cords, hooks, and hangers all match fascia.
 - d. All holiday lighting must be non-movement, none blinking, non-scrolling, and non-animated all year round.

We also have included the schedule for the 2023 TMMA Town Hall and Board Meetings. Please visit tmma.org for the latest information. All meetings are held in the top level of the Traverse Mountain Community Center located at 2175 W. Chapel Ridge Road, with Town Hall Meetings beginning at 6 pm and Board Meetings beginning at 7 pm, unless otherwise noted.

We look forward to a very fun and successful 2023!

Best Regards,

Dan Reeve, President
Traverse Mountain Master Association

PAYING YOUR 2023 TMMA COMMUNITY ASSOCIATION ASSESSMENTS



PAYMENT OPTIONS

Reminder:
Assessments pulled 6th-9th monthly

Most Popular Option (Recommended)



DIRECT DEBIT (recurring payments via ACH)

Currently may only be setup over phone or in person. Homeowner enrolls through a secure SSL encrypted process, then the association's bank automatically "pulls" the assessment each month. **This option includes a \$4 monthly discount and no processing fee.** No statement mailed with this option as part of savings.

Other Options



CREDIT CARD & eCHECK (one-time or recurring payments)

This option must be done online only. Sign In or Sign Up your account at tmma.org, then go to the "Account & Payments" page. These are available via PayLease, a third-party, secure SSL encrypted processor. This option is \$94 a month and will incur a processing fee.



ANNUAL PAYMENT (one-time payment of \$990 for Feb-Dec 2023)

This option must be done online or by check. Sign In or Sign Up your account at tmma.org, then go to the "Account & Payments" page. This payment option is available via PayLease, a third-party, secure SSL encrypted processor. This payment type incurs a processing fee. **The \$990 is the discounted rate (includes \$4 monthly discount) and covers 11 months of assessments for 2023 (Feb-Dec).** Due to monthly assessment increase effective 2/1/23, if January has not been paid add \$85.



CHECK (one-time payment)

Homeowner mails a hand-written check each month and must include a payment coupon. This option is \$94 a month.

Payee: TMMA, PO Box 65341, Phoenix, AZ 85082.5341



ONLINE BILL PAY (one-time or recurring payments)

Homeowner sets up a bill payment directly through their personal financial institution; the institution then mails a check to the association. This option is \$94 a month.

Payee: TMMA, PO Box 65341, Phoenix, AZ 85082.5341

ACCOUNT BALANCE & STATEMENTS



Sign In or Sign Up your account at tmma.org, then go to the "Account & Payments" page. Here you will see your account balance and can generate an account statement pdf. For account statements visit this page on your desktop computer, right click page, click print, then change "destination" from "print" to "save as pdf". Reminder: if you have an account balance, first pay it off, then setup upcoming payment(s).



Scan for statement instructions

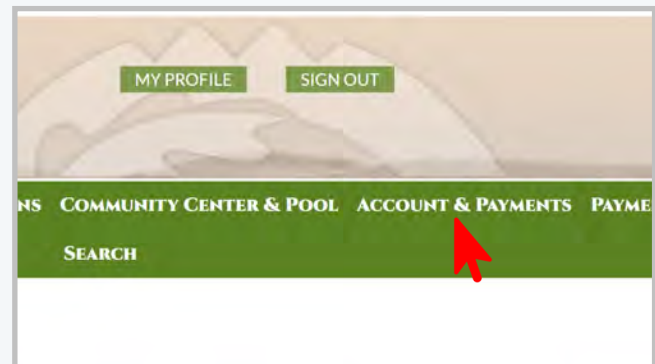
ACCOUNT STATEMENT INSTRUCTIONS

HOW TO GET YOUR TMMA ACCOUNT STATEMENT PDF

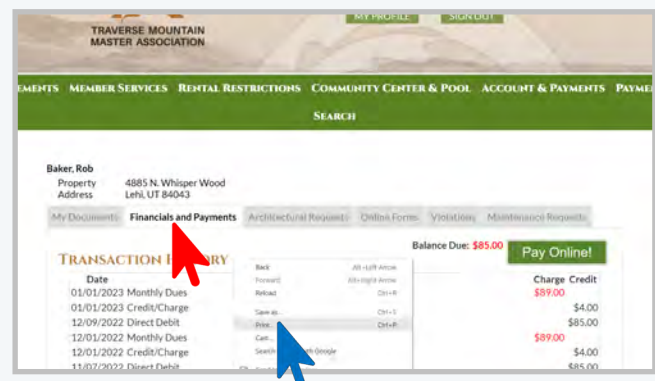
1. **Sign In** or **Sign Up** your account at tmma.org on a desktop computer.



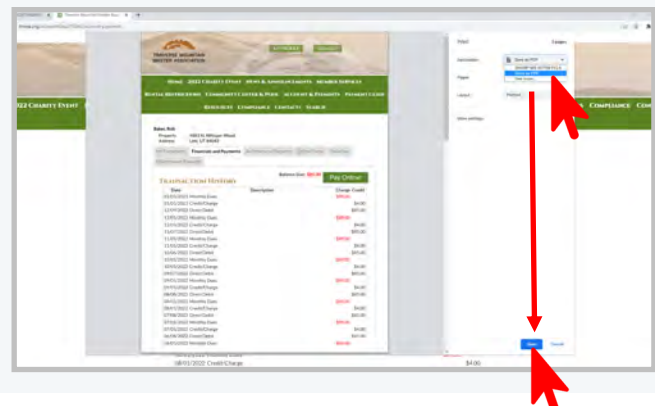
2. Go to **"Account & Payments"** page



3. Click **"Financials & Payments"** tab, right click **"Transaction History"** page, and click **"Print"** on pop up box.

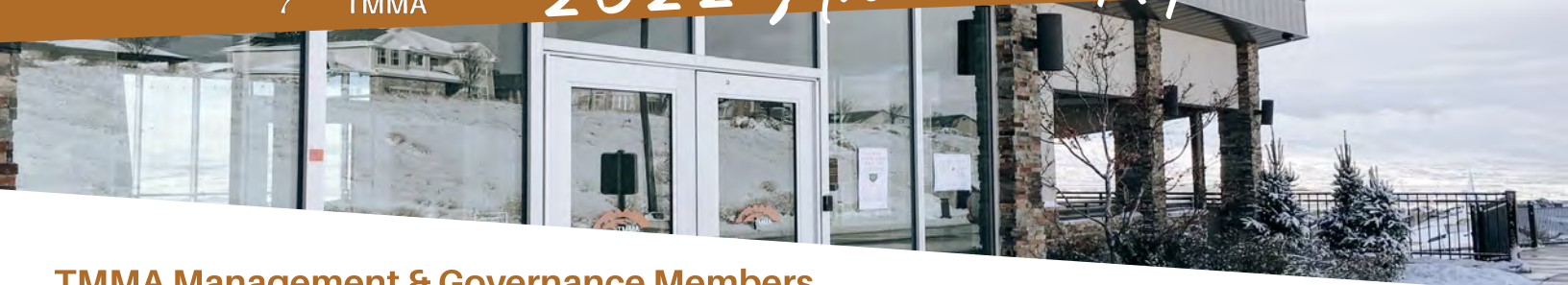


4. Click **"Destination"** drop-down, choose **"Save as PDF"**, and **"Save"** to your computer.





2022 Annual Report



TMMA Management & Governance Members

We would like to take this opportunity to thank all those who participated in Town Halls, Board Meetings, Board Elections, and Committee Meetings in 2022. We experienced a great increase in community involvement and feedback which is helping us to work together to make Traverse Mountain and even better place to live. Below we would like to recognize all those who worked so hard to accomplish so much as a community in 2022.

Board of Directors:

Dan Reeve (President)
 Mary Garner (Vice President)
 William Spencer (Treasurer)
 Mike Batt
 Brandon Jones

ARC (Aesthetics Review Committee):

Dan Reeve (President)
 Mary Garner (Vice President)
 William Spencer (Treasurer)

Guidelines & Rules Committee:

Dan Reeve (President)
 Mary Garner (Vice President)
 William Spencer (Treasurer)
 Mike Batt
 Mary Garner (Vice President)
 Dan Reeve (President)
 Mary Garner (Vice President)
 William Spencer (Treasurer)
 Mike Batt
 Mary Garner (Vice President)
 Mary Garner (Vice President)

Nominating Committee:

Dan Reeve (President)
 Mary Garner (Vice President)
 William Spencer (Treasurer)
 Mike Batt
 Dan Reeve (President)
 Mary Garner (Vice President)
 William Spencer (Treasurer)
 Mike Batt
 Mike Batt

TMMA Managers:

Andrew Biesinger (General Manager)
 Connie Taylor (Finance Manager)
 Aric Davis (Maintenance Manager)
 Nick Boulton (Compliance Manager)
 Grace Malanga (ARC & Office Manager)
 Adam Sanford (Clubhouse & Pool Manager)

Neighborhood Representatives:

Dan Reeve (President)
 Mary Garner (Vice President)
 William Spencer (Treasurer)
 Mike Batt
 Brandon Jones
 Andrew Biesinger (General Manager)
 Connie Taylor (Finance Manager)
 Connie Taylor (Finance Manager)

Events Committee:

Andrew Lamber (Chair)

Community Center & Pool

In 2022 we experienced an increase in Community Center use, especially with the Grand Hall and fitness room. TMMA replaced its dying pool boiler with a much more reliable model. This this gave us a full season of reliable and automated pool temperature. We also replaced the diving board from what was often referred to as a "plank".

Below are usage stats for 2022:

Pool:
30,041 (admittance)

Grand Hall & Activity Rooms:
1,085 (admittance)

Fitness Room
27,688 (admittance)

Fitness Classes
4,680 (admittance)

Community Activities & Events

2022 was a wonderful year for activities sponsored by the Traverse Mountain Master Association. We organized and carried out 25 activities, including an easter egg hunt with a zoo, family movie nights, teen pool nights, coffee socials, Bingo, catered pool parties and our first-ever 55+ dinner in the Grand Hall. The low-cost activities and events were well attended and enjoyed by thousands of residents. In 2023, we have some exciting plans for a major community event this coming to celebrate our awesome community (similar to the July 4th event from the past).

We are in the planning stages now and welcome input and assistance from any interested residents. Please contact Andrew Lambert, our volunteer events coordinator for the past six years, at andrewalma@gmail.com.

—Andrew Lambert, TMMA Events Committee Chair

Compliance & Aesthetic Review

In 2022 the ARC reviewed more landscaping submittals than any other year (293). The area of compliance that saw the greatest improvement was overnight parking and restricted vehicles.

Below are some key stats for 2022:

Landscaping Submittals
293 (reviewed by ARC)

New Retaining Walls
50+ (new build compliance)

Lawncare & Weeds
147 (brought into compliance)

Overnight Parking & RV's
304 (brought into compliance)

Escrows
28 (bonds for compliance accountability)

CEF's (Community Enhancement Fees)
116 (funds for community from home sales)

Maintenance & Common Area

In 2022 we decided to transition from hiring 15+ in-house summer maintenance workers to out-sourcing the mowing, edging, weed whacking, and weeding and keeping only a small year-round maintenance crew in-house. By doing this we improved the quality of work and completed even more maintenance projects with the same budget.

Below are some key stats for 2022:

Mowed, Edged, & Weeded
1M+ (square ft)

Bufftech Replacement Fencing
5K+ (linear feet)

Tree Maintenance Injections
2K+ (trees)

Soft Fall Install In Parks & Beds
20K+ (square feet)

TRAVERSE MOUNTAIN MASTER ASSOCIATION 2023 APPROVED BUDGET

REVENUE

Monthly Dues (\$94.00 per month)	2,966,640
Set-up Fees Income	45,000
Late Fee Income	16,500
NSF Fees	900
Violation Fee	10,000
Miscellaneous Income	3,000
Interest Income	1,000
Direct Debit Discount	(65,000)
TOTAL REVENUE	2,978,040

2023
2,966,640
45,000
16,500
900
10,000
3,000
1,000
(65,000)
2,978,040

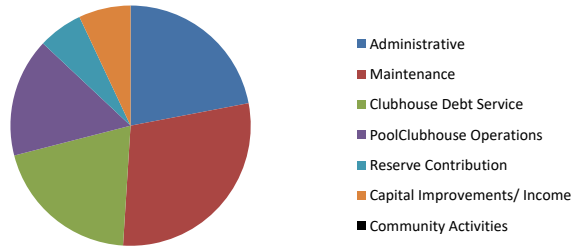
Administrative	22.0%
Maintenance	29.0%
Clubhouse Debt Service	20.0%
PoolClubhouse Operations	16.0%
Reserve Contribution	6.0%
Capital Improvements/ Income	7.0%
Community Activities	0.0%

EXPENSES

ADMINISTRATIVE

Accounting and Auditing	16,000
Legal Fees	15,000
Professional and Consulting Fees	5,000
Management Contingency	1,000
Payroll Services	14,000
Telephone	3,500
Insurance	40,000
License and Fees	2,500
Office Supplies	8,000
Software Maintenance	9,000
IT Maintenance & Repair	5,000
Postage	9,500
Recording Fees	400
Equipment Lease	9,800
Credit Card Transaction Fee	18,000
Return Check Fee (NSF)	500
Bad Debt Allowance	8,000
Taxes	1,000
Website/Complex Access Software	3,000
Communications	500
Office Wages (Administrative Staff)	350,000
Employee Benefits (Administrative staff)	70,000
Payroll Taxes	60,000
Dues & Subscriptions	1,000
Travel & Training & Meals	7,500
TOTAL ADMINISTRATIVE	658,200

16,000
15,000
5,000
1,000
14,000
3,500
40,000
2,500
8,000
9,000
5,000
9,500
400
9,800
18,000
500
8,000
1,000
3,000
500
350,000
70,000
60,000
1,000
7,500
658,200



NOTE: The Community Enhancement Fee of \$1,200.00, which is charged to each home/lot at closing, is funding the Community Activities, Reserve and Capital Improvement Accounts.

2023 ANNUAL MEETINGS

All Town Hall Meetings and Board of Directors Meetings will be held on the same evening. Town Hall Meetings will begin at 6:00 pm and Board Meetings will begin at 7:00 pm. Unless otherwise noted below. This is in an effort to reduce meetings and increase attendance. Meetings will be held on the following dates:

- **Wednesday, January 4, 2023**
- **Thursday, April 20, 2023**
- **Thursday, August 17, 2023**
- **Thursday, October 19, 2023**
 - Annual Neighborhood Representatives Meeting, 6:00 pm
- **Thursday, October 26, 2023**
 - Annual Guidelines and Rules Committee Meeting, 6:00 pm
- **Thursday, November 9, 2023 – Town Hall Only 6:00 pm**
- **Thursday, November 16, 2023 – Annual Traverse Mountain Master Association Board of Directors Business Meeting, 6:00 pm**

All meetings will be held at the Traverse Mountain Community Center in the Grand Hall, located at 2175 W. Chapel Ridge Road. Board election meeting dates to be announced early 2023.

A COMMON AREA MAINTENANCE

	2023
Maintenance Staff Salary & Wages	260,000
Employee Benefits (Maintenance Staff)	44,000
Landscape Maintenance Contracts	230,000
Deck Replacement	10,000
Fence Replacement	1,500
Filter	40,000
Grass	3,000
Lighting Maintenance	20,000
Paint Removal	12,000
Plumber Repair	15,000
Pool Replacement	50,000
Cellaneous Repairs	2,000
Tools & Supplies	5,500
Tractor Maintenance & Repair	15,000
Tractor & Equipment Fuel	17,000
Property Taxes Common Area	7,500
Roofing Repair	4,000
Tractor Repair	4,000
Electric Light Repairs	4,000
Tractor Repairs	12,000
Tractor Repairs	1,500
Equipment Repair	2,000
Tractor Common Area	48,000
Grass	46,000
Tractor Contribution	180,000
Pool Complex	468,000
Clubhouse Debt Service	600,000
TOTAL HOA CAM	2,102,000

TOTAL EXPENSES **2,760,200**

NET INCOME **217,840**

COMMUNITY ACTIVITIES

	2023
Contribution from Community Enhancement Fee	40,000
TOTAL REVENUE	40,000
Community Activities Expenses	
NET INCOME	40,000

SERVE

Contribution from Community Enhancement Fee	40,000
TOTAL REVENUE	40,000
Tractor Expenses	0
NET INCOME	40,000

CAPITAL IMPROVEMENT

Contribution from Community Enhancement Fee	80,000
TOTAL REVENUE	80,000
Capital Improvement Expenses	
NET INCOME	80,000

**TRAVERSE MOUNTAIN MASTER ASSOCIATION
CLUBHOUSE/POOL
2023 APPROVED BUDGET**

REVENUE

	2023
Operating account contribution	468,000
2022 remaining balance	0
Grand Hall/Guest passes	45,000
Fitness Classes/Activities	7,000
Pool Supplies (diapers, goggles, caps)	2,000
Swim Lessons/Team	20,000
Clubhouse Concessions	17,000
TOTAL REVENUE	559,000

EXPENSES

BUILDING OPERATIONS

Janitorial	50,000
Power/Water/Sewer- Lehi City	46,000
Gas	28,000
Phone	9,000
Clubhouse IT/Software	5,000
Clubhouse Maintenance	28,000
Monitoring	3,200
TOTAL BUILDING OPERATIONS	169,200

POOL OPERATIONS

Chemicals	29,000
Uniforms	5,000
Equipment/ Service	12,000
County Permits & Training	8,500
Water/Red Cross Testing	1,000
Misc. Supplies (Office/cleaning, etc.)	25,000
Concession Supplies	14,000
TOTAL POOL OPERATIONS	94,500

STAFF

Manager/Asst. Managers	115,000
Life Guards	90,000
Receptionists	17,000
Swim Instructors	17,000
Fitness Instructors	9,000
Ground Maintenance	8,500
Concessions	13,000
Manager Benefits	7,500
TOTAL STAFF	277,000

TOTAL EXPENSES **540,700**

NET INCOME **18,300**



2023 Community Events



Easter Egg Hunt with Petting Zoo at Eagle Summit Park

Saturday, April 8 at 10:00 am and 11:00 am (with petting zoo from 9:00 am to 12:00 pm)



Traverse Mountain 55+ Dinner at the Grand Hall

Tuesday, May 9 from 6:00 pm to 8:00 pm



Community Celebration

Saturday, July 1 (subject to change)



Family Movie Nights and Teen Pool Nights (8:30 pm to 10:30 pm)

Friday, June 23 | Saturday, July 29 | Saturday, August 26



Sunday Socials (12:00 pm to 1:30 pm)

Sunday, June 11 | Sunday, July 9 | Sunday, August 13



Bingo Night

Saturday, September 23

*Visit tmma.org for updates and more info.