

Teton Springs HOA

2012 President's Report

- Year in Review
 - Came out of winter relatively unscathed
 - * Low snow cover led to little snow damage...and minimal vole damage!!
 - 9500s road project was a nightmare...and we continue to work through it.
 - At your request, we have begun planting more flowers in the first circle. This has been hampered somewhat by the irrigation in the circle. Hopefully that is now resolved.
 - We had to take out many trees that were damaging our walking path near the front entrance. We intend to begin a selective re-planting program this fall, continue for a couple years.
 - We have continued, with the help of Herb Heimerl and GTPM, to aggressively pursue collection of delinquent homeowners dues.
 - We have continued on our fish-stocking program...although we were almost not able to find any fish for stocking this year!!
 - We continued to have occasional issues with rules violations, including short-term rentals, an occasional ATV and dogs running off-leash.

- Current Situation
 - Teton Springs is a vibrant, thriving community
 - Most of the distressed property inventory has been consumed:
 - * In the years ending July:
 - 2010: 83 Properties sold thru foreclosure
 - 2011: 20 properties were sold thru foreclosure
38 properties total were sold in Teton Springs
 - 2012: 7 properties were sold thru foreclosure
30 properties total were sold in Teton Springs
 - * Currently there are 8 properties in foreclosure
 - Delinquent Dues Collection
 - * 2010 -- \$78,000 was collected
 - * 2011 -- \$41,000 was collected
 - * 2012 -- \$84,000 has been collected to date
 - * We currently have:
 - 494 properties that are current
 - 50 properties that are only 1 quarter behind
 - 7 properties that are 7 quarters behind
 - 30 properties that are 3+ quarters behind
 - Total delinquent is \$103,000

- Looking Forward
 - It has been my, and the rest of the board's pleasure to serve you all
 - We will continue to do our best to preserve and enhance the value of properties in Teton Springs
 - We have appreciated the support and services of Grand Teton Property Management, and have awarded them a 3-year contract to continue their services. They, in return, have committed to keeping their fees constant.