

*The Villas at Banbury Meadows HOA*  
c/o Development Services Inc.  
9601 W. State Street, #203  
Boise, Idaho 83714  
208-939-6000



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December 14<sup>th</sup>, 2022

Subject: New Lawn Care Services Contract & HOA Dues (2023, 24 & 25)

To: Each Villas Homeowner

Over the last couple of months, the Villas Board of Directors have been soliciting bids and interviewing candidates for our next HOA Lawn Care Service Provider (beginning in 2023). Our current contract with Murillo's Landscaping expires on December 31, 2022 (based on their request to terminate that contract at the end of this season).

On September 21st the Board issued a "Call for Bids" to a select group of local Lawn Care/Landscaping Companies. In an effort to consider high-quality companies the request for bids was sent to the following nine (9) candidates:

1. Lawn Pro;
2. Edgar & Mia Lawn Care;
3. Brother Bear Lawn Care;
4. Turf Surfer Lawn Company;
5. Skahisky Landscaping;
6. Jaylen Simmons Landscaping;
7. Mow Money Lawn Care;
8. Moon Landscaping and
9. Saddle Rock Landscaping

In response to our request for bids the Board received four (4) proposals. The Board screened those applications and decided to interview all four (4) companies. Following those interviews the Board selected two (2) final candidates, Brother Bear Lawn Care and Moon Landscaping. After reinterviewing those two (2) finalists, the Board unanimously voted to select Brother Bear Lawn Care. This company was determined to have the most experience, had adequate resources, was customer service oriented, and was the best suited to provide our community with its future Lawn Care services.

Based on the Board's decision above, and in accordance with Article XV, Section 2.7.2 of our CC&Rs, amended on April 15<sup>th</sup>, 2010, the Board held detailed discussions with owner Nick Hanson, Brother Bear Lawn Care, to develop a new Lawn Care Contract. Following those discussions, which included successful negotiations to reduce the overall contract cost, we reached agreement to our attached Lawn Care Services List and accepted Mr. Hanson's revised bid/proposal (received 20 November). It was also agreed that the contract will be valid for a period of three (3) years (2023, 2024 & 2025), and the bid/contract amount will not change (unless agreed to by both parties).

Unfortunately (as expected), this new agreement will require an increase to the cost of our current annual Lawn Care Contract and therefore also necessitate an increase to the HOA dues charged to our homeowners. The new annual HOA Dues, which also includes an increase in the fees charged by Development Services and other misc. costs required to operate our HOA, will be approximately \$1708.00 per year (versus the current \$1480). This increase amounts to a \$228.00 increase per homeowner per year or \$57.00 per Quarter or \$19.00 per month.

To put this increase in perspective, the Board would like to share the following financial details:

When considering this increase to our Annual HOA Dues, the Board determined our previous Lawn Care Services contract (with Murillo's) was well below the local average of approximately \$2200 annually per property for the same services rendered (this did not include the cost to manage and operate our HOA). Furthermore, we also recognized that over the last year our "general cost of living" has increased (due to inflation) at a rate of approximately 8% to 10%. Based on these factors, the Board accepted the fact that we would need to increase our HOA Dues in order to cover the higher cost of both our Landscaping Services and the operation of our Homeowner's Association.

Collection of Dues: The Board has decided to continue using our Quarterly Billing Cycle: statements/invoices will be issued on the **1<sup>st</sup> of the month with a payment due date of the 15<sup>th</sup>** as indicated below:

**1 February, 1 May, 1 August, and 1 November (Quarterly dues approx. \$427.00)**

(Note – the Villas HOA payment schedule will start in February 2023 to deconflict that payment with the Main HOA's Annual Dues collected in January of each year)

For your information and planning, the Board has reached agreement with Murillo's to have one of their employees (most likely Robert) join the Brother Bear Lawn Care Team at the start of the new 2023 Season. This will allow Murillo's to guide and advise them as they go through each homeowner's property, sharing any unique details that may need to be passed along. This will also give the new Landscaping Team a chance to raise any questions they may have and ensure they become well informed on issues such as location of irrigation timers, main valves, etc. We are hopeful this arrangement will allow for a smooth transition from Murillo's to our new landscaper. The Board has also invited the owner/manager of Brother Bear Lawn Care, Nick Hanson, to attend our next Villas HOA General Membership Meeting, normally held in mid to late March 2023. This will give you a chance to meet Nick and he will also be able to outline his Lawn Care Service plan for the new season.

If you have any questions or need further details concerning the content of this letter, please contact our Association Manager, Jean Cariaga at 208-939-6000 or by email: [jean@dev-services.com](mailto:jean@dev-services.com) or contact the Board of Directors at: [villashoabbbm@gmail.com](mailto:villashoabbbm@gmail.com)

FOR THE VILLAS BOARD OF DIRECTORS:



John W. Boyd  
President, The Villas HOA Board

Attachment: Villas Lawn Care Services  
List/Resolution dated 12 Dec 22

Cc: Each Villas Homeowner  
DSI - J. Cariaga, Villas Association Manager  
Each Board Member