



# Loma Vista West Townhouses, Inc.

---

February 28, 2017

Member  
Loma Vista West Townhouses

Dear Member,

The Board of Directors and management have completed the budget process for the next fiscal year that begins April 1, 2017.

Our number 1 goal is to not only protect but also increase the value of your investment. To do that we must not only meet the expenses incurred in the day to day operations but also:

- A. Replace capital items
- B. Plan for future expenditures
- C. Provide safe and affordable housing for our members and their families

The most noteworthy items are:

- 1. KCPL indicated a 7.5 % increase.
- 2. Property insurance increased by 3%.
- 3. Property taxes increased 6 % over budgeted amount.
- 4. KC Water expects an increase equivalent to 2016's amount of 16%.

As a reminder any water savings you as members can initiate individually will be reflected in your carrying charges. We also incurred a couple large water, sewer, and basement problems this year. Loma Vista was built in the 1960's and as such our plumbing is reaching a critical age.

As you can see these are not discretionary accounts but hard increases due to government and market changes. We will continue to always look for ways to keep your costs down.

7532 Loma Vista Drive Kansas City, MO 64138 Phone: (816) 763-2610 Fax: (816) 761-3068  
[www.lomavistawest.org](http://www.lomavistawest.org)



We will continually seek out savings for the cooperative. We recently bid the property insurance looking for better rates for the 2017 season.

We continue to rebuild your replacement reserves to guard against any large capital expenditures that will eventually arise due to the age of the property.

Taking all of that into consideration the board has reduced the increase needed to only \$20.00 a month in carrying charges for each unit.

The new carrying charges due April 1, 2017 are as follows.

	<b>New Carrying Charge</b>
<b>Alamo 2 bed 1 bath</b>	<b>515</b>
<b>Alamo 2 bed 1 bath walk out basement</b>	<b>521</b>
<b>Bolero 2 bed 1 1/2 bath</b>	<b>502</b>
<b>Bolero 2 bed 1 1/2 bath walk out basement</b>	<b>508</b>
<b>Catalina 3 bed 1 3/4 bath</b>	<b>540</b>
<b>Catalina 3 bed 1 3/4 bath walk out basement</b>	<b>546</b>
<b>Durango 3 bed 1 3/4 bath and garage</b>	<b>571</b>

We continue to strive to keep Loma Vista West affordable but also beautiful.

Connie Mayer  
Regional Managing Agent  
Tailor Made Property Services Inc.  
For  
Loma Vista West Townhouses, Inc.