

VINEYARDS
TOWNHOMES HOA
at Stoneridge



Serving Our Community with Pride

June 27, 2025

Dear Vineyards Homeowner:

The Annual Meeting of The Vineyards Townhomes at Stoneridge will be held on Saturday, July 12, 2025, 10:00 AM – 11:30 AM at the SPOA Activity Center Meeting Room.

There are several issues to be addressed this year, and it is important that a quorum be present to conduct the meeting. Please mark your calendars and plan to attend. Additionally, please carefully read the information included on voting and Management Committee vacancies.

Enclosed is the PROXY/BALLOT FORM for use at the meeting. Please take a moment to review the guidelines for their use as given below. **EVEN IF YOU ARE GOING TO ATTEND THE MEETING IN PERSON, be sure to complete a proxy for each property you own in the Vineyards. If you cannot attend the meeting, please designate another Vineyards owner that will be in attendance, to represent you. You can also state that you would like to designate the Management Committee as your representative.**

You are free to write in a candidate's name if you choose, however, the person's name you are writing in must know and accept this nomination and be a member in good standing. Please complete the Proxy/Ballot form and email it to jmatuska.vyhoa54@gmail.com, hand deliver it to a board member or Jack Matuska, or if you would like us to pick up your ballot and proxy, text 208-304-2751 and we can schedule a pick up time at your residence. You can also hand it directly to a Management Committee Representative at the door prior to the meeting. Due to increased postage costs, the Annual Meeting Packet will be hand delivered to those owners residing in Vineyards and to others that do not have email or internet access. It will also be posted on the VYHOA website and emailed to individual owners.

This year, each property has two (2) votes for the open Board positions. Nominations from the floor will also be accepted at the meeting prior to elections being held and ballots counted.

A nominee must be a member in good standing (no pending violations or dues delinquencies) to qualify and be willing to commit to working with all Management Committee members and volunteers on work committees.

According to CC&R's, The Management Committee shall be composed of 3 members. (Articles of Incorporation, Article 11 – Management Committee). There are two (2) open positions up for election this year. Each term is for two years.

We look forward to your participation and input at this year's Annual Meeting and thank you in advance for your participation.

Respectfully yours,

Management Committee

Vineyards Townhomes at StoneRidge

Marcy Davidson, President (rusmardav@gmail.com)

Debra Williams, Secretary/Treasurer (debnmike0077@gmail.com)

Frank VanVlymen, Vice President (fmvan2@aol.com)

2025 Annual Meeting

THE VINEYARDS TOWNHOMES AT STONERIDGE ASSOCIATION, INC.

July 12, 2025, from 10:00 AM to 11:30 AM

At SPOA Activity Center Meeting Room

- I. Call to Order
- II. Roll Call/Introduction of Management Committee
- III. Introduction of Attendees and New Owners and New Residents
- IV. Approval of 2024 Annual Meeting Minutes
- V. New Business
 - A. Election for Management Committee Members
- VI. Treasurer Report - Finance Committee/Financials/Budget/Reserves
 - A. Financial Reports
 - B. 2026 Draft Proposed Budget
 - C. Reserve Study through 2035
- VII. Presentation of Committee Reports
 - A. Finance Committee
 - B. ARC
 - C. Landscape & Irrigation Committee
 - D. Maintenance Committee
 - E. Legal Committee
- VIII. Old Business
 - A. Vineyards Rental Policy Update
 - B. Vineyards Common Area Transfer
 - C. Vineyards HOA Website
- IX. Open Forum (3 minutes limit)
- X. Schedule for the Next Meeting
- XI. Adjourn

Please Fill out and Return as soon as possible

Annual Meeting - July 12, 2025

SPOA Activity Center Meeting Room (10:00 -11:30AM)

PROXY FORM

(Fill out one Proxy for each property owned. Proxies must be signed and dated to be valid.)

The undersigned, _____, being a member in good standing of Vineyards Home Owner's Association, a non-profit corporation of the State of Idaho, does hereby appoint _____, or if no one is appointed, the member appoints the Board of Directors with the power of substitution to vote for and on behalf of the undersigned at the Annual Meeting to be held

Date: July 12 ,2025, Time: 10:00 am – 11:30 am Place: SPOA Activity Center

Your Proxy will be for the purpose of voting all properties of members on record as of July 12, 2025, to:

- Ensure we have a quorum to conduct business of the Association at the Annual Meeting.
- Elect two (2) members to the Vineyards Management Committee.
- Conduct any other business as may be deemed proper and necessary.

In the event the undersigned is present at the meeting herein described, this proxy, at the sole direction of the undersigned, shall be null and void.

Date: _____

Printed Name: _____

Signature:
X _____

Telephone #: _____

Legal Description or Location Address of each property owned in Vineyards:

Please Fill out and Return as soon as possible

**2025 BALLOT For Election of
Management Committee Members.**

This year we have two positions which are to be filled (Marcy Davidson's and Debbie William's have completed their terms), and we have two candidates running for these positions.

One Ballot may be submitted per property owned: two (2) votes per property. The 2 votes can be cast for a single or for multiple candidates.

Two Year Term for 2 Management Committee Members

- 1. Julie Lane _____
- 2. Randy Shillinger _____
- 3. _____
Write in (print name): _____
- 4. _____
Write in (print name): _____
- TOTAL (Not to exceed 2 votes):** _____

Note: Proxy and Ballot must be signed and dated to be valid.

Please return completed ballots to the Vineyards Townhomes at Stoneridge in the enclosed return envelope or at the Annual Meeting.

Date: _____

Printed Name: _____

Signature: _____

Telephone #: _____

Legal Description or Location Address of each property owned in Vineyards:

2025 Candidate Biography – Julie Lane

Hi Neighbors!

My name is Julie Lane, and I'm a proud resident of Vineyards One, living at 15C Chardonnay. My husband Dave and I bought our townhouse in 2021, and we've been lucky to call Stoneridge home year-round for the past four years.

We're both avid golfers and love spending time out on the course. When I'm not golfing, I work part-time as a physical therapist at Newport Hospital, a career I truly enjoy.

For me, the best part of living at Stoneridge is the wonderful people and the strong sense of community we share. Over the past few years, I've watched Marcie, Debbie, Jack, and Frank dedicate their time and energy to the Vineyards Management Committee. Through observing their work, I've realized just how many moving parts there are in keeping our HOA running smoothly.

I consider myself a good communicator and a thoughtful listener, and recently I've felt a strong nudge to get more involved and give back. So, I've decided to step up and volunteer for our HOA Management Committee, with guidance and mentorship from Marcie and Debbie.

I'm excited about the chance to contribute and help keep our community thriving. Thanks for your support, and I look forward to serving you all!

2025 Candidate Biography – Randy Schillinger

RANDY SCHILLINGER

80B COLUMBIA BLVD

RESCHILLINGER@GMAIL.COM

We are new to Stoneridge, this being our first summer here. We spend the winters in Arizona but have lived in the Coeur d'Alene area for over 15 years.

I sold my business and retired in 2019 after being in business for over 40 years, so I have the opportunity to lend my business knowledge and experience to the Vineyards community. I feel it's important for all that are able to get involved in the betterment of the community. My strong suits are organization, troubleshooting, budgeting, and accounting. I think outside the box when approached with difficult situations and always head-on.

I look forward to becoming part of the community, both socially and organizationally.

Thanks, Randy

2026 REVENUE

2025 Vineyards HOA Dues (\$880 per qtr x 4 qtrs X 47 Units)	\$181,984
2025 SPOA Dues (\$135 per qtr x 4 qtrs x 47 units)	\$25,380
TOTAL REVENUE	\$207,364

2026 EXPENSES

Legal Fees	Garbage Disposal
Projected Needs	6 mos @ \$368 = \$2207
\$4,604	6 mos @\$425= \$2550
SPOA Dues	Waste Mgnt Total
\$135 per qtr. x 47 units x 4 qtrs = \$25380	\$4,757
\$25,380	
Irrigation/ Sprinklers	Inland Power Total
6 Meters x \$201.78 x 6 months = \$7,264	\$41 per mo x 12mo = \$480 (Common area lighting)
4,500 Useage x \$ 0.93 per Kgal = \$4,185	\$491
Turn on Fee for 6 meters x 545.16= \$3,271	
Blow-out (Fall) =\$800	Grounds Keeping
**Reflects Projected Rate Increase of 18%	Mowing 24 weeks x \$1,100 per week = \$26400
Common Area Irrigation	Spring/Fall Debris Cleanup \$65 (2 persons)x 53 hours = \$3,450
\$15,877	Lawn Weed & Feed \$7500 (3 applications)
Pest Control	Shrub & Tree Trimming \$65 (2 persons) x 30 hours = \$1,950
Annual Treatment (Eden Pest) - \$2,000 (Includes rodent traps)	Weeding-Shrub/Flower Beds \$65 (2 persons) x 40 hours = \$2,600
Wasp & Homet Control)=\$393	Thatching/Aeration - \$2500
Supplies - Spray/ Spruce Systemic/ YJ Baits = \$200 (Amazon)	Flower barrels/ Plants & Shrubs = \$3000
Grand Total	Spot Spraying =\$1602
\$2,593	Landscaping Total
Building Maintenance	
Repairs & Upkeep (Common Area) - \$65/hr x 75hrs = \$4,875	Sprinkler Adjustments - 20hr x \$25=\$500
VY2 & VY3 Walkways (Sealing)= \$750	Repair/Replace- 20 hr x \$25 = \$500
Supplies & Materials - \$4,221 (Luster seal, lights, paint etc.)	Infrastructure Repairs/ Upgrades - \$2000
Grand Total	Spring Programming/Back Flow (Nash) - \$1500
\$9,846	Supplies (risers/ heads/etc)- \$1331
Snow Removal	Sprinklers Total
Plowing - \$400 per x 15 = \$6,000 (All VY)	\$5,831
Sanding/De-icer - \$275 per x 12 = \$3,300 (All VY)	
Spring Clean Up/Repairs - \$623	HOA Insurance
Grand Total	Farmers - \$28,440 (Renewal Increase projected in September '25)
\$9,923	\$28,440
HOA Administration	Tax Returns/1099's
Bookkeeping - \$25 per hr x 15 hr per month x 12 mos = \$3000	Estimate - \$512
Postage & Supplies - \$25 per mo x 12 mos = \$300	\$512
Contracts Bids & Administration- \$25 per hr x 40 hrs = \$1,000	
Grand Total	
Admin Apps abd PO BOX fees = \$810	
\$5,110	

TOTAL 2026 Expenses: \$162,365

10 YR VINEYARDS RESERVE STUDY THRU 2035

Updated 5-15-25

Approved on 5/21/25 by VY HOA MC

YEAR	PROJECTS	ADDITION TO RESERVES	PROJECT COST	BEGINNING BALANCE
2025	Clean Roof Moss/ Gutters V2/V3		\$3,100	\$74,000
	Clean out Gutters (V1)		\$1,400	
	Paver Repairs VY1		\$3,375	
	Fill in Asphalt Cracks		\$3,000	
	Edging VY1 Courtyard		\$2,500	
		\$36,305	\$13,375	\$96,930
2026	Bark for 24/26 Ironwood		\$500	
	Paint VY3 (24/26 Ironwood in 2029)		\$45,000	
		\$44,999	\$45,500	\$96,429
2027	Fill in Asphalt Cracks		\$3,100	
		\$50,948	\$3,100	\$144,277
2028	Seal Coat (All)& Cracks		\$15,000	
	Clean out Gutters (All)		\$2,500	
	Sprinkler System Upgrade		\$5,000	
		\$57,279	\$22,500	\$179,055
2029	Walkway Repairs (V2/V3)		\$3,000	
	Fill in Asphalt Cracks		\$3,250	
	Paint VY2 & 24/26 Ironwood		\$50,000	
		\$64,013	\$56,250	\$186,818
2030	Paver Repairs VY1		\$5,000	
	Bark Replacement (All)		\$6,000	
		\$71,174	\$11,000	\$246,992
2031	Roof Re-shingle VY1		\$250,000	
	Clean out Gutters (All)		\$2,700	
	Fill in Asphalt Cracks		\$3,500	
		\$78,783	\$256,200	\$69,575
2032	Roof Moss Abatement (All)		\$8,000	
	Walkway Repairs (All)		\$3,500	
	Paint VY1		\$84,500	
		\$86,866	\$96,000	\$60,441
2033	Bark Replacement (All)		\$6,500	
	Fill in Asphalt Cracks		\$3,750	
		\$95,449	\$10,250	\$145,640
2024	Clean out Gutters (All)		\$3,000	
	Roof Re-Shingle VY2		\$125,000	
		\$104,558	\$128,000	\$122,198
2035	Sprinkler System Upgrade		\$7,000	
	Roof Re-Shingle VY3		\$125,000	
		\$113,990	\$132,000	\$104,188