

Financial

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requires a “splitting” of the operating costs and reserves requirements of the amenity between the residents and non-residents, so that an appropriate amount of the costs can be matched against the non-resident revenues. In the case above, the amenity provided a total gross profit of \$42,000 (\$2,000 plus \$40,000). However, the residents’ profit of \$2,000 is NOT taxable, but the \$40,000 profit from the non-residents is subject to income taxes, just as any typical business operations.

Note: Without non-residents, the 60 resident user fees would need to increase an additional \$500 per year per user to cover all costs, or all resident dues assessments would increase about \$18.43 per year to cover costs. It is also reasonable that the HOA board could split the difference and do both — raise fees slightly and raise dues slightly.

I will schedule a resident meeting where we can discuss this topic in more detail. Since I am currently still on a long road trip through mid-April, a specific time and date will be scheduled when I get back. Stay tuned to future announcements in the April issue of the Villager, check the calendar of events on the website and look for a special resident email from CCC.

The Niners

By MARY FIEWEGER

Members take trips down memory lane



FIEWEGER

Hello spring! The themes for spring are fresh starts and optimism. I talked with two veteran Niners asking them to recall spring break experiences from long ago.

Bobbi Christiansen recalls not having much money to travel south to Florida so she and friends decided to do spring skiing at Mt. Hood and headed to the slopes. The day was so warm and sunny she wore short sleeves and a tank top. “We got sunburned! Even our eyeballs got sunburned!” Ouch.

Now Jane Teunon. For spring break she and her friend Sue planned a trip, which was sponsored by Georgetown University, to the University of Dijon in France for six weeks. Jane had taken French

and felt she was well prepared until she got there. Per Jane, “the whole town smelt like mustard!” At the university all the cafeterias are filled with wine barrels. Dijon is the grape capital of the world. Lucky students. Jane said she was keen at conjugating verbs and not so great at speaking the language (this was before tapes). “I wasn’t as good as I thought! I flunked the first test.” Too much wine in the cafeteria, Jane? She recalls that every morning residents in Dijon would wash their doorsteps (the size of a card table). Jane said Sue would not get on a motorcycle. Jane’s thought — “I would if someone would just ask me!”

We have new members to welcome.

Thank you Rose Mills for introducing your friend, Jeanette Thatcher, to the Niners. Native Californians, Jeanette and her husband moved here one year ago. Jeanette worked for the Catholic church for years as a business manager and was treasurer for St. Vincent de Paul. Are you hearing this, Marsha Wadsworth? She played golf a lot in her early 20s and is anxious to start playing again. Her husband cooks dinner every night and even sets the table! He loves to grill. I wonder if he teaches a class

for husbands? She said, “I clean up and do dishes.” She enjoys pizza and hamburgers and “just all food.” They have a daughter living in Milwaukee. When they moved here their daughter had their first grandson, now 9 months old. They babysit him two days a week. Also, they have an adopted son. She enjoys quilting, knitting and walking. Both of them love to travel and went on a two-week Mediterranean cruise and have done several cross-country trips to the East Coast.

We also welcome Grace Williams. She will be our youngest golfer at 30 years old! Grace was on the high school girls golf team. She works for Jenny Hill Properties and was a Pink Ball 2022 diamond sponsor. Thank you Brenda Gardiner for inviting Grace to join us. She is from Cincinnati, Ohio. While in college, she was an intern at a wildlife safari as an elephant keeper. She still has a passion for supporting elephants. Grace also has a horse and loves to ride. Favorite food? Sushi!

We are having some great weather. Time to get the golf clubs cleaned and ready to start our season. It will be fun to see each other at our Welcome Back Coffee and meet our new members.