

ST. JOHNS COURT

condominiums

St Johns Court Spring 2026 Newsletter

For Unit Owners Only

New Financial Management

Beginning March 1st, 2026 the association's financial management firm will be performed under MicroHOA. Each homeowner should have received their login information directly from MicroHOA, if not please contact us at Stjohnscourthoa@gmail.com. **All previous Auto-pay under CSM will need to be updated at this time.**

Vandalism

Over the years the association has periodically faced challenges with vandalism resulting in destruction of property ultimately at the expense of the association's general maintenance budget. The areas most impacted typically have included the trash area, the basement, graffiti on the perimeter, and mailboxes. The association has historically absorbed this cost into its operational budget as a non-budgeted expense.

This budgeted line item is intended for general ongoing maintenance outside of normally planned capital improvements found in the association's reserve study. This at times has resulted in delayed building repairs and starting in the 2027 budget, the Board plans to introduce a sub-category line specifically for vandalism expenses.

Mailboxes

An increased frequency of mailbox tampering has caused the association to replace both individual locks as well as USPS locks several times. An entire cluster was replaced a few months ago only to be broken into and destroyed once again. Each cluster replacement cost the association roughly \$1,000 for materials and labor. Whereas each lock replacement cost the association about \$20 in materials. Aside from the expense, the post office does require the association to maintain and provide a safe and reliable method of mail delivery. We were hopeful the perpetrator(s) would have gone away after a time, it is clear this is not the case due to repeated destruction of property.

Why are these boxes so easy to break into?

Our current mailboxes are considered to be an 'older & outdated' design with several opportunities for entry points. Something as simple as a butterknife is all that is needed to open an individual mailbox, generally the middle one, and then by bending a small piece of aluminum the USPS lock slips out thus exposing the entire cluster. Each cluster houses six individual mailboxes and at a minimum it will take weeks for the post office to reinstall their locks. See Exhibit photos for pictorial overview.

How Can This Be Fixed?

Newer style mailboxes which are USPS approved have started to gain popularity over the last few years and are an important next step for tackling the root cause of our mailbox vandalism issues. The main difference with the updated design is the lack of leverage points where vandals typically pry into as seen in our exhibit photo section of this newsletter. Follow [this link for a YouTube video overview](#) of the newer style boxes.

A breakeven analysis would suggest if we had to replace a cluster box five to six more times from now until 2042 the association is likely to spend more money on vandalism repair than full replacement with upgrade mailboxes **It was decided at the February 26th meeting to move forward with a fully upgraded replacement.**

What & Where?

Each [Salsbury Model # 3316SAN-U](#) box contains 16 slots and two parcel lockers (USPS only) and are planned to be installed near the center fountain area facing the trash cage. The location was deemed for its central foot traffic as the Board has observed most vandal activities occur on the sides of the building or other hidden pain points where there tends to be less visibility, i.e. our current mailbox location.

Funding?

Mailboxes are an item which is not expensed annually, meaning the expense falls under long-term capital planning and budgeting. We are going to include at the end of this newsletter a detailed summary of how long-term capital funding is broken down including our current savings account status. After reviewing this information at the February y 26th meeting it was determined the association does not have the funds in its liquid savings account to cover the cost of new mailboxes nor does the Board see a path forward to absorb the expense into its operating budget. Also ruled out was the idea to prematurely break the certificate of deposit which would have sacrificed three months' worth of matured earned interest.

Special Assessment

With proper planning in place for long-term maintenance expenses, special assessments are a last resort tool for the association to use when deemed necessary. At the February 26th meeting the Board approved a special assessment of the amount of \$7,700 with an \$800 contingency for the project.

Project Cost & Timeline

The current sale price of each box is \$2180 plus estimated shipping expense of \$278.76 while masonry & installation labor at this time has been budgeted at \$3,000. The remaining \$61.24 is intended to be allocated for exterior stickers. As part of the special assessment an \$800 contingency was assigned to be pulled from the association's liquid savings account (more info on current status below).

If the project exceeds \$8,500 the Board may have to revisit the special assessment amount at a later time. Whereas if the project comes under budget then the proceeds will be refunded in the form of account credit to each unit owner.

Funding Breakdown

Since the mailbox is a fixed material item placed in the "Limited Common Area" it was determined at the February 26th meeting the expense shall be evenly divided. $\$7,700/30 \text{ units} = \256.67 rounded up. This amount will be applied to each unit owner's account on April 1st and will be due no later than May 31st, 2026- Although, it is important to note the sooner the association can raise these funds, the sooner the project can be launched. While funding is within the collection period, the proceeds will be stored in a temporary savings account which is separate from both the operational and general savings accounts and will be included in our annual CPA audit performed by Newman. A final report including all invoices and expenditures will be made available to unit owners upon completion of the project.

How is Capital Maintenance funded?

Long-term funding is collected as Reserve Assessments incorporated into monthly dues then held in a separate savings account for things like replacing the roof, railings, stair steps, and yes, even mailboxes. Our annual reserve study which is required to be updated by state law currently shows as replacement date of 2042. Normally, funds are collected on pace with the timeline of each building component’s “useful life” to help ease the burden of raising capital for necessary repairs. The most recent repair in 2025 being the replacement of several failed stair steps at a cost of approximately \$5,750. Currently, the association holds in its reserve account a certificate of deposit in the sum of \$10,000 principle plus 10 months of matured interest and a general savings account in the amount of \$3,825.26 with an expected \$2,500 deposit for the months of January through March. These deposits were supposed to be made sooner, however our former company CSM did not complete the task resulting in one of several reasons why the Board has left CSM.

While \$16,325.26 is a healthy amount of proceeds given most major repairs were performed in 2021, those expenses are intended as a tool for planned capital expenditures. The full list of capital maintenance items are listed below:

ST. JOHNS COURT CONDOMINIUMS
RESERVE STUDY AND MAINTENANCE SCHEDULE
2/4/26

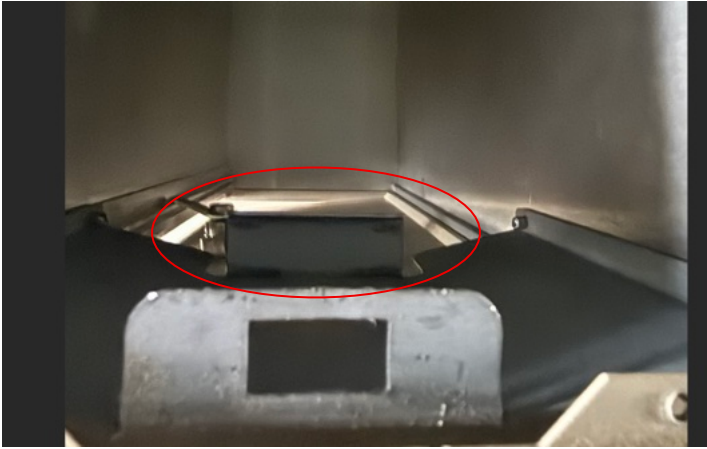


COMPONENT LIST – SUMMARY

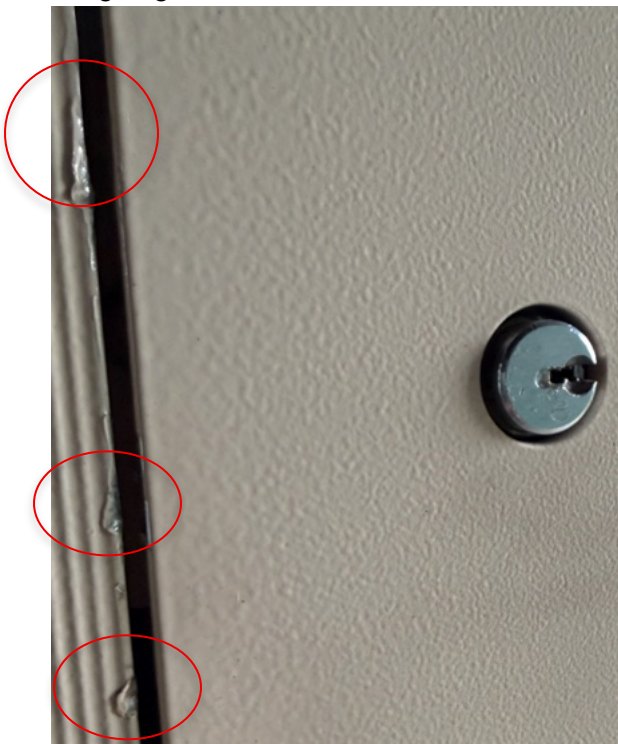
Components Component	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Exterior							
Fiber Cement Cladding	01/01/2054	\$ 263,391.53	1 Lump	\$ 263,392	33:00	28:00	\$ 480,633
Light Fixtures	01/01/2042	175.60	82 Each	14,399	20:00	16:00	20,305
Mailboxes	01/01/2042	6,778.20	1 Lump	6,778	20:00	16:00	9,558
Painting and Caulking	01/01/2032	64,384.59	1 Lump	64,385	10:00	6:00	73,241
Pedestrian Coating: Grind	01/01/2042	26,702.00	1 Lump	26,702	21:00	16:00	37,654
Pedestrian Coating: Topcoat	01/01/2028	26,339.15	1 Lump	26,339	7:00	2:00	27,495
Stairtowers - Concrete Landing	01/01/2045	11,043.67	3 Ea	33,131	24:00	19:00	49,829
Stairtowers - Concrete Treads	01/01/2040	5,905.25	1 Allow	5,905	15:00	14:00	7,977
Swing Doors	01/01/2040	3,902.60	3 Each	11,708	25:00	14:00	15,815
Walkway Railings	01/01/2052	52,678.30	1 Lump	52,678	30:00	26:00	92,084
				<u>505,417</u>			<u>814,592</u>
Roof							
Asphalt Shingle Roofing	01/01/2051	\$ 146,328.62	1 Lump	\$ 146,329	30:00	25:00	\$ 250,354
Gutters and Downspouts	01/01/2051	11,316.47	1 Lump	11,316	30:00	25:00	19,361
				<u>157,645</u>			<u>269,715</u>
Site							
Arborist - Tree Trimming	01/01/2027	\$ 2,197.78	1 Lump	\$ 2,198	3:00	1:00	\$ 2,246
Asphalt Sealcoat	01/01/2029	1,112.10	6.8 MSF	7,562	5:00	3:00	8,066
Concrete Repairs	01/01/2030	1,755.94	1 Allow	1,756	5:00	4:00	1,913
Fence - Wood	01/01/2041	105.35	12 LF	1,264	20:00	15:00	1,745
Fence - Wrought Iron - Painting	01/01/2028	14.35	378 Allow	5,424	10:00	2:00	5,662
Perimeter Masonry Maintenance	01/01/2044	7,805.20	1 Lsum	7,805	20:00	18:00	11,490
				<u>26,010</u>			<u>31,122</u>
Utilities							
Drain Pipes: Inspect & Repair	01/01/2054	\$ 51,350.00	1 Allow	\$ 51,350	30:00	28:00	\$ 93,703
Water Supply Pipes: PEX: Replace	01/01/2081	282,425.00	1 Allow	282,425	60:00	55:00	920,443
				<u>333,775</u>			<u>1,014,146</u>
				<u>1,022,847</u>			<u>2,129,574</u>

Photo Exhibits

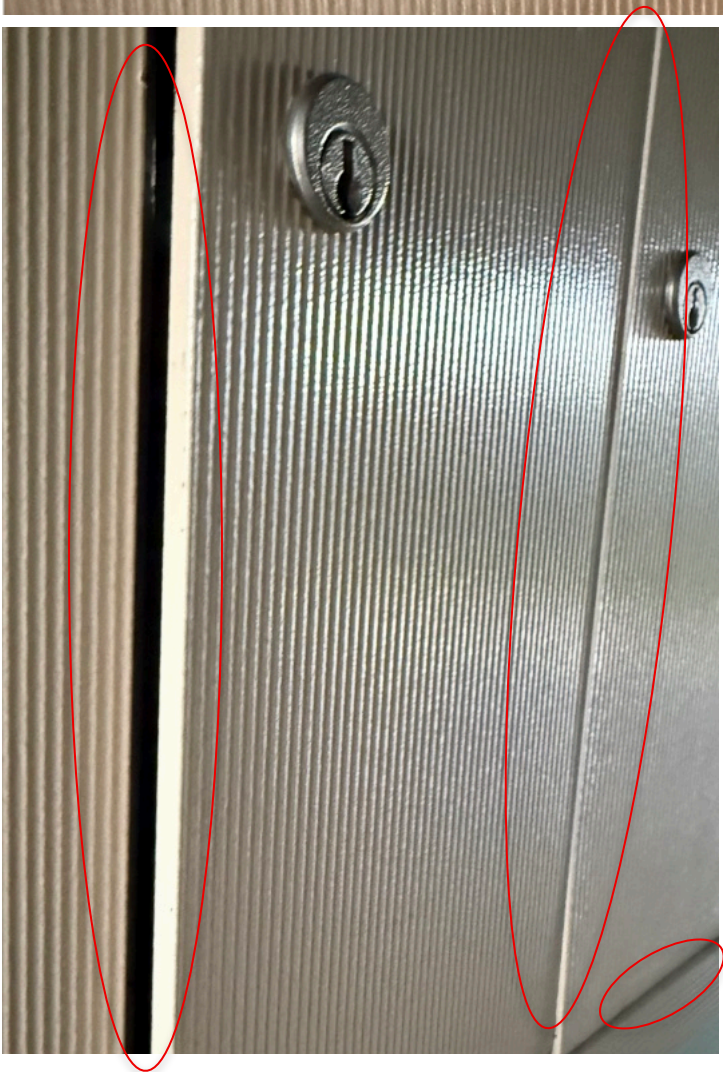
USPS Mail Lock Tampering:



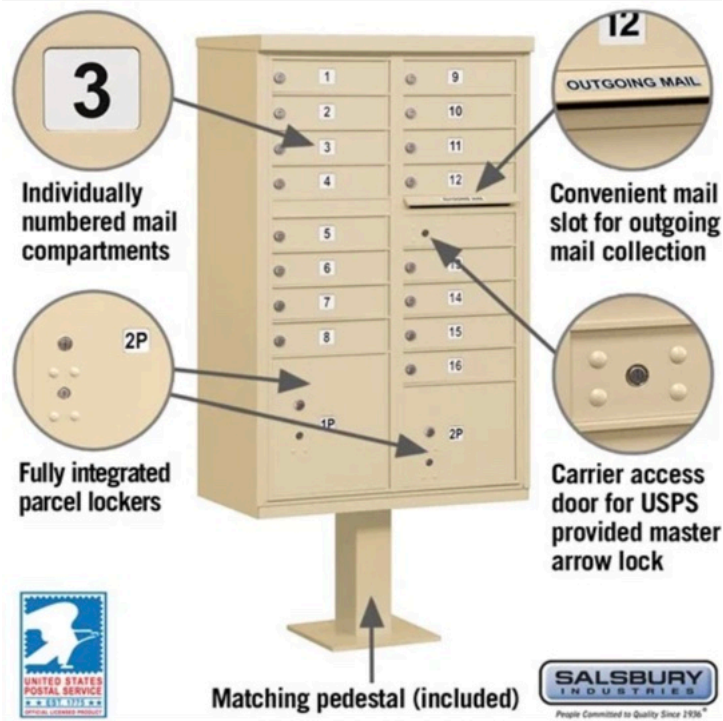
Outgoing Box:



Cluster Box Leverage Points:



[Newer Style Boxes \(Video Link\):](#)



Proposed Locations:

