

Sims Creek HOA Management Team

Sims Creek HOA is managed by two key roles: a Licensed Community Association Manager (LCAM) and a Maintenance Manager. The LCAM works 15 hours per week, while the Maintenance Manager works 35 hours per week.

The LCAM is responsible for maintaining the community website, preparing invoices, paying bills, supervising the Maintenance Manager, and managing the overall operations of the community.

The Maintenance Manager is responsible for supervising contractors, serving as a notary, serving as a Certified Pool Operator (CPO), and maintaining the community.

As a result of this streamlined operation, maintenance fees have been kept at the lowest possible rate.

Maintenance Fee Budget Breakdown

Maintenance fee expenses in the budget are ranked from the highest percentage to the lowest percentage as follows:

1. Community Insurance
2. Bulk Cable Service
3. Lawn Service and Maintenance
4. Management Costs
5. Utilities

The annual budget is approximately \$775,000, with the largest expense being community insurance at about 49%. Other major costs include bulk cable service at about 18.5%, lawn service at about 12%, and management costs at about 11%, which cover the LCAM/Property Manager and Maintenance Manager. The remaining budget supports electric, water, irrigation, and general maintenance expenses at about 8.5%.