



2025 President's Letter

The Bella Vista Townhouse Association, founded in 1970, consists of 1,048 townhomes, approximately 360 acres of Limited Common Property, and an annual assessment of \$1,080.00, which is one of the lowest HOA assessments in the country. The Board and General Manager are constantly working on ways to keep the monthly fees as low as possible. The Association employs, on average, 17 employees, and is administered by a Board of Directors comprised of 7 current townhome owners.

Our annual financial compilation is conducted by an independent accounting firm, Bender CPA & Advisors, and is summarized below:

Expenses

Revenue for 2025 totaled \$1,237,281.37. Income for 2025 totaled \$1,182,441.92. Expenses for 2025 totaled \$1,141,308.45. Total net income for 2025 was \$95,972.92. A typical month for BVTA see the operating expenses hover around \$96,000.00, however, this can vary month to month based on payroll expenses, maintenance vehicle services and repair, property repairs, miscellaneous purchases, as well as other variable's outside our control such as, utility/gasoline costs, insurance costs, etc., which have all increased with the rising costs of materials and equipment. In 2025, the Board voted to offer an employee contribution retirement plan, and more than half of our full-time employees have participated. This will help with employee retention.

Organization

2025 was our fourth year with our General Manager, Lacey Sauls. Thanks to the constant and diligent work of our GM, BVTA was kept within the budget, and we ended the year in the black. We were able to purchase two 2026 GMC Sierra trucks.

2025 was our Ground Maintenance and Facilities Supervisor, Jim Carman, sixteenth year with BVTA. Mr. Carman supervises an ever-changing grounds crew of 15, and our crew is constantly learning, via videos, how to better take care of and manage the BVTA common grounds and your private areas. 2025 was a more stable year with employees, so you might have noticed familiar faces working hard on in your court.

2025 BVTA transferred or sold 92 properties, completed 887 work order requests, and approved 138 permit applications for home improvements.

Projects

BVTA continues to identify and repair many infrastructure projects in-house including:

- Ozark Engineering consulted with Lacey and Jim on an action plan to prevent numerous townhomes in Basildon court from being flooded due to water runoff issues. With the continued support of Todd with Ozark Engineering and the hard work of Jim and his crew, they have re-routed the water runoff area away from the townhouses and into the common area.

- With an aging infrastructure, Lacey and Board Director Tom Guarino, who has extensive experience working with city municipals, are in talks with the City of Bella Vista on the best way to resolve the issues. Since Bella Vista became a city, the question of property lines can be blurred.
- In fall of 2025 Jim and the crew blew 222,440 lbs of dry leaves equaling 111 tons.
- The Board is continuing to work with the city on trying to obtain infrastructure grants from the Federal Government to fix rain water run-off from the street.
- Every BVTA employee is now certified in CPR.

Club Rental

The clubhouse rental continues to surpass our goals set for 2025 of \$8,000.00, with a total income of \$8,730. The GM continues to make small improvements to the room so it can be utilized to its full potential. This room can be used for weddings, events, and meetings at a very affordable cost. There is a small kitchen with oven, microwave, refrigerator, in addition, a large patio with tables and a gas grill in a fenced in area. The rental cost is \$50.00 for BVTA homeowners in good standing, \$65.00 for POA members, and \$75.00 for non-POA members. The building has a maximum capacity of 40 people. For rental information, contact the office at 479-855-9328.

Closing

I would like to thank a few individuals for all their effort in 2025. First, I would like to thank our GM Lacey Sauls, and our Facilities/Maintenance Supervisor Jim Carman for their constant dedication to keeping the grounds and maintenance staff afloat. We greatly appreciate their ongoing effort in finding and training suitable, reliable candidates. We also are grateful for their efforts to research and seek out the best cost for all of the equipment needed for the crews to perform their jobs. I would also like to thank our hard-working crew. The summers in Bella Vista can be brutal with temperatures in the high 90's and humidity at 70-80%. During the cold winter months, the crew take on special projects on many maintenance issues that are not able to be done in the mowing, summer months.

Finally, I would like to thank my fellow Board Directors. Rick Mayes, Tom Guarino, Lanni Johnson, Julia Landry, Shauna Geers and Andy McClish for their ongoing support, assistance and ability to work together on the various issues and challenges we encountered throughout the year. I am immeasurably humbled and honored to have had your support and the teamwork that comes from working together for the greater good of our community. I assure you that each and every one of you are valued and appreciated.

Connie White
2025 President
Bella Vista Townhouse Association