



**Annual Home Owners' Meeting**  
**Saturday, March 24, 2012**

- **2011 Board Activity**

- Year in Review
- Upcoming Activities

- **Long Term Neighborhood Improvements Goals**

- **Neighborhood Issues/Homeowners Concerns**

- **Budget Performance**

- 2011 Financials
- 2012 Projections

## 2011 Board Activity: Year In Review

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### ■ Commons Area Updates

- Springtime bridge area tree and foliage trimming
- Weeding and weed killer; bench area on Aspen Ridge/Walnut Ridge Court
- Damaged section of bridge repaired



### ■ Resident Directory ; Updated, Printed and Distributed

- Spring Clean-Up
- Mailboxes Waxed
- Ice Cream Social
- Cider Mill Gathering



## *2012 Upcoming Activities*

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- **Annual Spring Cleanup**
- **Ice Cream Social**
- **Cider Mill Get Together**
- **Update of Neighborhood Directory**
- **On-Going Newsletter Publication**
- **Mulch**
- **Bridge Staining**
- **Sprinkler System Update**

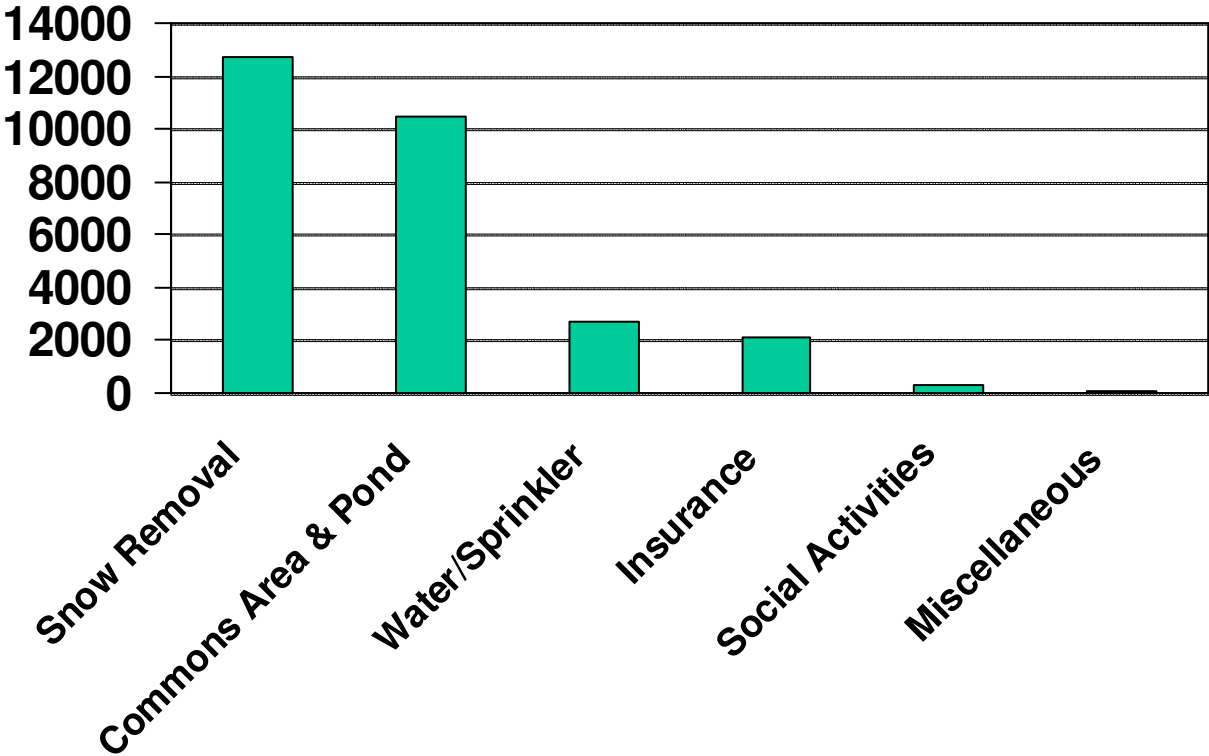
## *Long Term Neighborhood Improvement Goals*

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- **Solar Aerator for Pond**
- **Walking Path Map at Entrance**
  - Under Plexiglas; detailing mileage for the different routes
- **Mulch for Court Islands**
- **Stain Commons Area Walking Path Bridge**
- **Other Ideas??**

**Please use website feedback form to submit any additional ideas for future neighborhood improvements.**

### 2011 Expenditures By Major Items



# 2011 Budget Performance

	2011		2012
	Budget	Actual	Proposed
<b>INCOME</b>			
2011 Assessments	\$29,640.00	\$29,640.00	\$30,810.00
<b>Total Income</b>	<b>\$29,640.00</b>	<b>\$29,735.00</b>	<b>\$30,810.00</b>
<b>EXPENSES</b>			
<b>Commons Area Maintenance</b>			
Grass Mowing	\$7,800.00	\$7,800.00	\$7,800.00
Fertilizer	\$850.00	\$850.00	\$850.00
Mailbox Wax and Waxing	\$225.00	\$231.74	\$240.00
Misc. Supplies (grass seed/weed killer)	\$50.00	\$67.40	\$75.00
Bridge Repair	\$0.00	\$353.00	\$0.00
Court Island Mulch <sup>1</sup>			\$1,600.00
Bridge Staining <sup>2</sup>			\$1,000.00
<b>Water/Sprinkler</b>			
Sprinkler Water <sup>3</sup>	\$1,500.00	\$2,242.76	\$1,500.00
Sprinkler Maintenance (5 heads/batteries/labor)	\$200.00	\$196.50	\$200.00
Sprinkler Start-Up	\$125.00	\$125.00	\$125.00
Sprinkler Winterization	\$125.00	\$125.00	\$125.00
<b>Pond Maintenance</b>			
Algea Control	\$1,500.00	\$1,184.08	\$1,500.00
<b>Snow Removal/Salt</b>			
Plowing <sup>4</sup> 20.00 credit for participating in survey)	\$2,275.00	\$2,255.00	\$2,275.00
Road Salt <sup>5</sup>	\$7,500.00	\$10,498.75	\$8,000.00
<b>Insurance</b>			
HOA Insurance Coverage	\$2,200.00	\$2,116.00	\$2,200.00
<b>Website Fees</b>			
Website Domain Name (10 yrs/\$70.00)	\$0.00	\$0.00	\$0.00
Website Hosting Fee	\$111.00	\$119.40	\$120.00
<b>Postage/Supplies/Fees</b>			
HOA PO Box	\$42.00	\$42.00	\$42.00
Stamps	\$10.00	\$13.20	\$13.00
Ink for "Deposit Only" stamp	\$0.00	\$12.83	\$0.00
Non-Profit Corporation Filing	\$20.00	\$20.00	\$20.00
<b>Social Activities</b>			
Ice Cream Social <sup>6</sup>	\$0.00	\$262.27	?
Cider Mill Event - cider & donuts <sup>7</sup>	\$0.00	\$50.00	?
<b>Total Operating Expenses</b>	<b>\$24,533.00</b>	<b>\$28,564.93</b>	<b>\$27,685.00</b>

- 1 Previous mulch application; 2010 at a cost of \$2078.60
- 2 Previous bridge powerwashing & staining; 2009 at a cost of \$1000.00 (includes \$50.00 paid to Paul Frederick for water)
- 3 No increase proposed as some back commons area sprinkler zones to be shut off in 2012
- 4 This is the last year of the 3-year snow plowing/salting contract with Midwest Landscape, Inc.  
New proposed Midwest contract not available until beginning of 2012.
- 5 Road Salt usage was high in the early 2011 season
- 6 Ice Cream Social was well attended /Attendance was easier for homeowners to schedule for vs. picnic
- 7 Cider Mill Event was well attended /Worth HOA \$50.00 contribution for cider & donuts



### **Thank You to the Following Board Members for Their Service**

- **Cathy Webb**
- **Dale Jones**
- **Randy Jones**
- **Cindy Harbin**
- **Mike Romanowski**