



Annual Home Owners' Meeting
Saturday, March 23, 2013

- **2012 Board Activity**

- Year in Review
- Upcoming Activities

- **Long Term Neighborhood Improvements Goals**

- **Neighborhood Issues/Homeowners Concerns**

- **Budget Performance**

- 2012 Financials
- 2013 Projections

2012 Board Activity: Year In Review

■ Common Area Updates

- Springtime bridge area tree and foliage trimming
- Mulch court islands
- Asphalt repair to both ends of bridge
- Weed killer to Aspen Valley Drive bench commons area
- Grass seed and stones to reduce erosion along walking path
- Bridge stained
- Grub control and seeding to Oak Forest walking path entrance
- Midwest Lawn and Snow Maintenance contracts renewed (1 Year)
- Downed tree removed from bridge

■ Resident Directory ; Updated, Printed and Distributed

■ Spring Clean-Up

■ Ice Cream Social

■ Mailboxes Waxed

■ By-Laws Revised and Distributed

■ 2013 HOA Dues Collected

■ Annual Spring Cleanup

- Perform partial shutdown of sprinkler system due to unknown leak
- Apply grub killer and weed killer to walking path entrances and Aspen Valley bench area

■ Ice Cream Social

■ Update of Neighborhood Directory

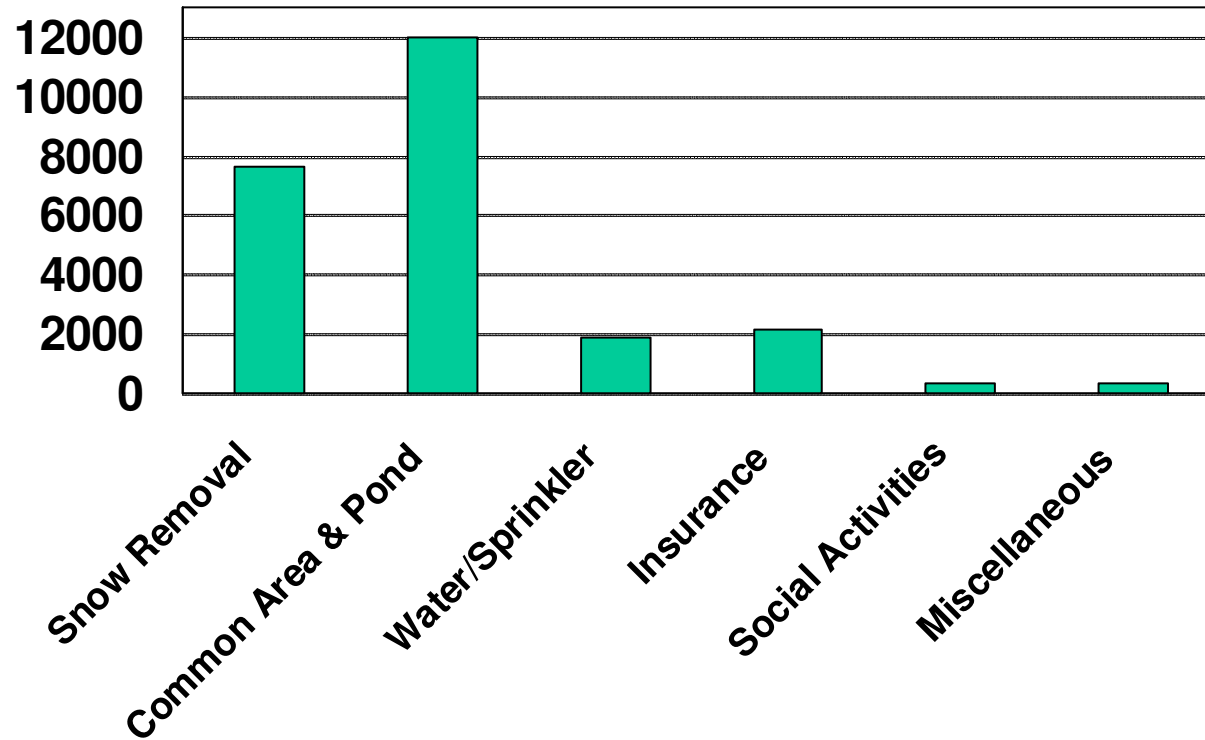
■ On-Going Newsletter Publication

Long Term Neighborhood Improvement Goals

- **Electrical & Aerator/Fountain for Pond**
- **Walking Path Map at Entrance**
 - Under Plexiglas; detailing mileage for the different routes
- **Other Ideas??**

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

2012 Expenditures By Major Items



2012 Budget Performance

INCOME	2012		2013
	Budget	Actual	Proposed
2012 Assessments	\$30,810.00	\$30,810.00	\$37,440.00
2013 Assessment Late Fees			\$150.00
Recovered 2012 Small Claims Court Fees			\$66.00
Total Income	\$30,810.00	\$30,810.00	\$37,656.00
EXPENSES			
Commons Area Maintenance			
Grass Mowing	\$7,800.00	\$7,800.00	\$7,410.00
Fertilizer ¹	\$850.00	\$850.00	\$495.90
Mailbox Maintenance	\$240.00	\$100.00	\$200.00
Misc. Supplies (grass seed/weed killer/grub killer/pea gravel) ²	\$75.00	\$169.93	\$200.00
Bridge Repair and Maintenance ³	\$0.00	\$248.22	\$350.00
Court Island Mulch/Maintenance	\$1,600.00	\$2,000.00	\$500.00
Bridge Staining/Sealing ⁴	\$1,000.00	\$766.59	\$0.00
Water/Sprinkler			
Sprinkler Water	\$1,500.00	\$1,524.80	\$1,500.00
Sprinkler Maintenance ⁵	\$200.00	\$5.60	\$100.00
Sprinkler Start-Up ⁶	\$125.00	\$0.00	\$118.75
Sprinkler Winterization	\$125.00	\$125.00	\$118.75
Pond			
Maintenance	\$1,500.00	\$421.85	\$750.00
Snow Removal/Salt			
Plowing ⁷	\$2,275.00	\$2275.00 + \$350.00	\$1,750.00
Road Salt ⁸	\$8,000.00	\$5,020.00	\$7,000.00
Insurance			
HOA Insurance Coverage	\$2,200.00	\$2,116.00	\$2,116.00
Website Fees			
Website Domain Name (10 yrs/\$70.00)	\$0.00	\$0.00	\$0.00
Website Hosting Fee	\$120.00	\$119.40	\$120.00
Postage/Supplies/Fees			
HOA PO Box	\$42.00	\$52.00	\$52.00
Stamps	\$13.00	\$11.00	\$10.00
Printing & Stamps for Distribution of the Revised By-Laws	\$56.82	\$0.00	\$0.00
Non-Profit Corporation Filing	\$20.00	\$20.00	\$20.00
Social Activities			
Poplar Road Halloween and Christmas Decorations	\$0.00	\$64.00	\$0.00
Ice Cream Social	\$0.00	\$301.71	\$300.00
Total Operating Expenses	\$27,741.82	\$24,341.10	\$23,111.40

** Pre-paid 2013 Lawn Service Contract to realize a 5% discount (\$428.60)

1 Reduced number of fertilization applications from 5 to 3

2 Weed killer for walking path entrance and Aspen Valley bench area, grub killer for walking path entrance and pea gravel to thwart erosion along bridge walking path area (Board Member Labor)

3 Reinforce undercarriage of bridge and repair asphalt at both entrances to the bridge (Board Member & Homeowner Labor)

4 Stain/sealant sprayed (Homeowner and Board Labor)

5 Concrete for pouring a new sprinkler meter pad in order to be in compliance with new township mandates (Board Member Labor)

6 2012 Sprinkler Start-Up was not performed by Midwest. The pouring of a new concrete meter pad delayed sprinkler start-up so it was performed by Mike Romanowski once the pad was approved and the meter was re-installed (Board Member Labor)

7 Plowing will be per push (\$175.00) as opposed to seasonal plowing.

8 Road salt cost decreased from \$185.00 to \$135.00 per ton

Thank You to the Following Board Members for Their Service

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