

Windemere Homeowners Association  
2011 Noteworthy Items

Annual Homeowner Fees . . . . All 76 homeowner fees have been paid. Sixteen (16) overdue notices had to be written, signed and mailed.

Treasurer Report . . . We started the year on January 1<sup>st</sup> with \$1,090.80. As of December 31<sup>st</sup>, we had a balance of \$669.65 in our checking account.

Budget vs. Actual . . . . As of December 31<sup>st</sup>, we are \$757.65 over budget. In the Annual Fee Letter for 2012, Ron discussed our financial situation and the need to increase the fee to \$95. We will discuss our financial situation in more detail during the Annual Meeting.

2010 Audit . . . . As required in our By-laws, an independent audit was conducted by Shannon & Company and no evidence of fraud was found. All checks and bank statements were reconciled, and everything is substantiated by receipts.

2010 Income Tax Return . . . . Our return was prepared by Janice L. Shannon, CPA. We are a nonprofit corporation and owe no tax as long as we do not exceed a certain percentage of taxable interest on our income. For 2010, our taxable interest was \$10. We did not owe any income tax.

Insurance Cost . . . We renewed our policy with Erie Insurance Co. for the same coverage and cost (\$646) as 2009.

Landscape/lawn care . . . . Of the three quotes we solicited for lawn care, Green View Lawn Care, our current provider submitted the lowest quote. We are continuing to use them.

Mulch . . . We did not have enough volunteers to spread mulch this year which cost us an additional \$300 (unbudgeted) dollars.

Shrub Trimming . . . We just had enough volunteers to trim the shrubs once to avoid spending \$140 to hire someone to do it.

Main Entrance Trees . . . . The trees at this entrance are quite large now and may soon need to be pruned and well as the leave raked and disposed of properly. This will be a significant additional cost that is not covered in our current budget.

Sprinkler Systems . . . . Several sprinkler heads that were not working properly had to be repaired for a cost of \$68 and a leak past the backflow valve at the main entrance had to be located and repaired for a cost of \$172 . . . all unbudgeted items.

Water Usage . . . . Due to an above average rainfall this summer, we were able to shutoff the sprinkler system at both entrances around the end of June for a while to save money, and then turn them back on later in the summer for a shorter amount of time to also reduce our water usage.

Lighting system . . . Ron replaced a dusk-to-dawn sensor at the main entrance for only \$10.63 and avoided the cost to pay someone to do it. Gerald and Ron both replace many light bulbs at the entrances throughout the year at no cost to the homeowners association.

Electricity Usage . . . In June, we agreed to a 3 year contract with DP&L Energy for a lower kilowatt per hour rate (plus a monthly fee of \$4.00). Based on our past 2 and ½ years of usage, we felt that it was worth the risk to save even a small amount of money. We are saving an average of \$17 per month.

Personal Events . . . This year we began sending out email notices of various personal events in the life of any homeowner that he or she would like to share with the neighborhood.

Plan Review Committee . . . . The committee reviewed a plan for a deck on Lot #12 and determined that no variance was required. The committee also reviewed a plan for landscaping on Lot #63 and determined that no variance was required.

Annual Picnic . . . The picnic was held on September 18<sup>th</sup>. There were not as many people as in past years.

Abbey Lane Stop Signs . . . . At the request of a homeowner, we investigated what could be done to prevent people from “running” the stop signs. Two emails were sent to all homeowners concerning this. Also, the Sheriff’s Office said that patrols would be increased in the neighborhood, but calls to the Sheriff’s Office to inquire about the installation of speed bumps were not returned. We surmise that this is probably not a desirable cause of action as many people do not like speed bumps and they may cause trouble for the snow plows.

Court Summons . . . We erroneously received a Court Summons from the Court of Common Pleas in Warren County on a foreclosed property because there is development in that county with the same name of Windemere. Debby sent letters and emails as necessary to respond to this.