

Springbrook Hills

Homeowners Association

**Annual Meeting
February 2, 2016**



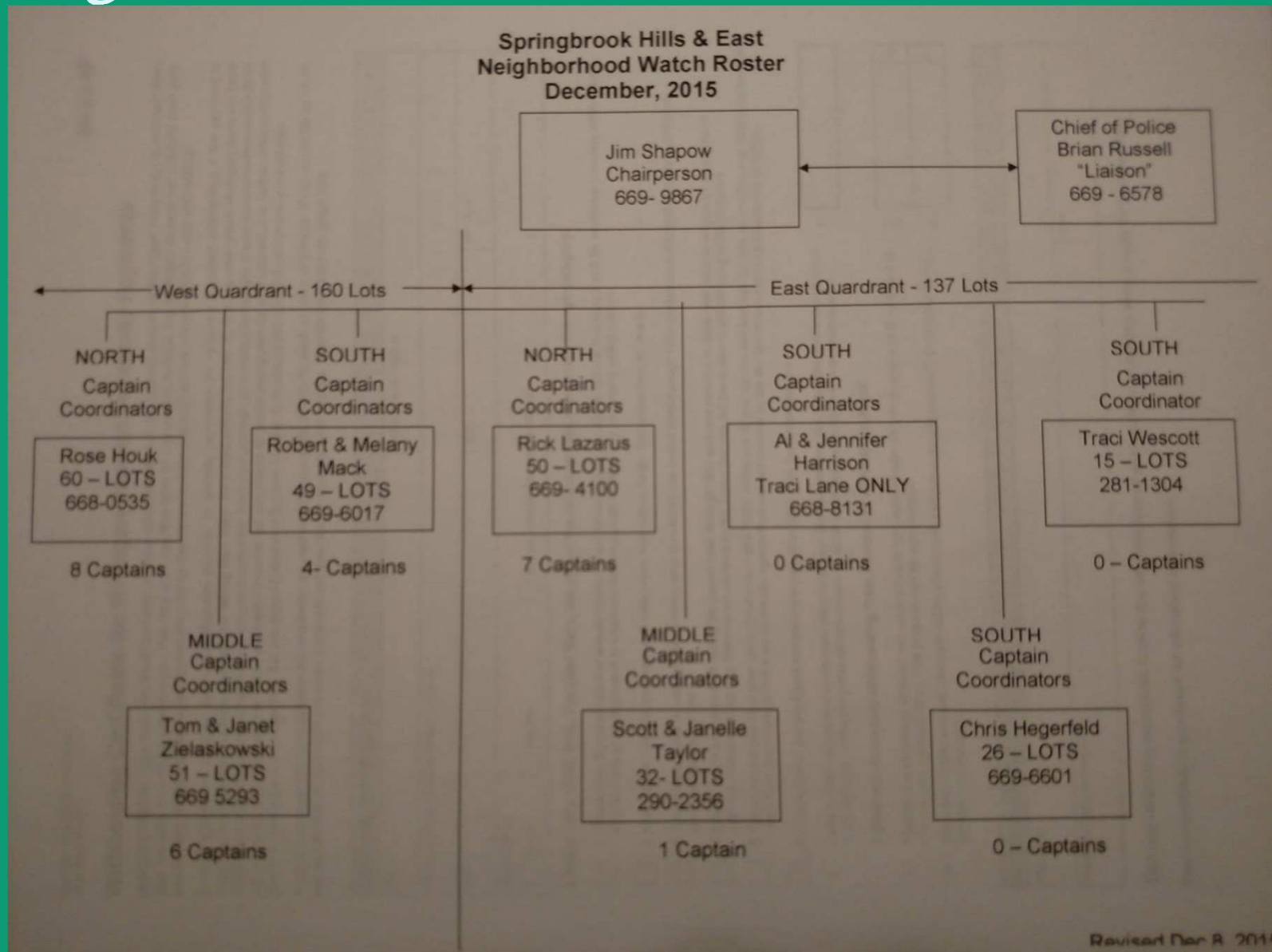
Agenda

- Welcome
- Open Forum
- Neighborhood Watch Program – Melany Mack
- Election Results - Joe
- President's Report - Bill
- Treasurer's Report - Darlene
- Events and Marketing Report – Bill (Stacey)
- Maintenance Report - Shane
- Architectural Control Report – Bill (Tina)
- Questions or Comments?

Open Forum

- **Rules for Open Forum Discussions**
 - Limit of 5 minutes for discussion by each individual.
 - If several individuals are in attendance to discuss the same issue, then overall time will be constrained to 20 minutes.
 - If additional time is needed then further discussion to resolve issue will be made at Feb. 22, 2016 Board Meeting at 7 pm
 - Thank you for cooperating so that this meeting can be kept on schedule.

Neighborhood Watch



2015 Board

- Bill Kimble (2017) President
- Shane Wandle (2016) Vice-President
- Darlene Dalessandro (2018) Treasurer
- Melany Mack (2018) Secretary
- Stacey Messina (2017)
- Tina Goschka (2016)

2016 Board Candidates . .

- Rick Lazarus
 - Stacy Polydys
-
- 79 ballots received in the election
 - Thanks to Shane, Melanie and Rick for assisting in the assembling the ballots

2016 Board

- Bill Kimble (2017) **President**
 - Darlene Dalessandro (2018) **Treasurer**
 - Melany Mack (2018) **Secretary**
 - Stacey Messina (2017) **Vice-President**
 - Rick Lazarus (2019)
 - Stacy (2019)
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- 2016 Board Meeting Schedule - All at 7:00 pm
 - Tuesday nights - February 23, April 19, August 2, November 8

President's Report

- Acknowledgement of our volunteers – out-going board members (Shane Wandles and Tina Goschka) and committee members.
- Special Projects recognition
 - Rose Houk – bylaws, covenants & restrictions
 - Steve Hecker – new associate website
- Working with new company and Clinton County Drain Commissioner to improve pond health
- Financial strength – focusing a majority of income and reserve funds on maintenance
- Board Needs Your Assistance on Committees – sign-up sheets available

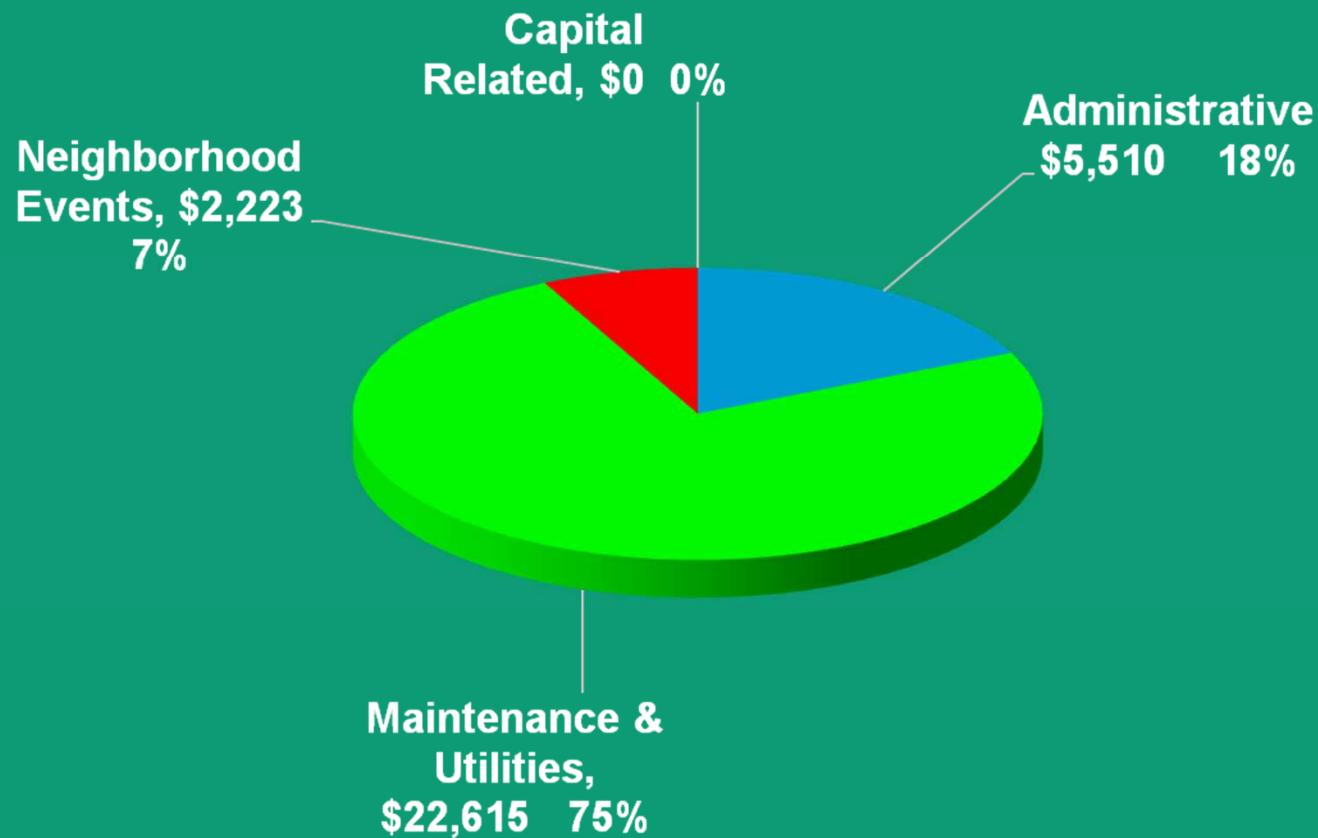
Treasurer's Report.

- 2015 Balance Sheet
- 2015 Actual Expenses Chart
- 2016 Budget Projection
- 2016 Dues Collection Overview

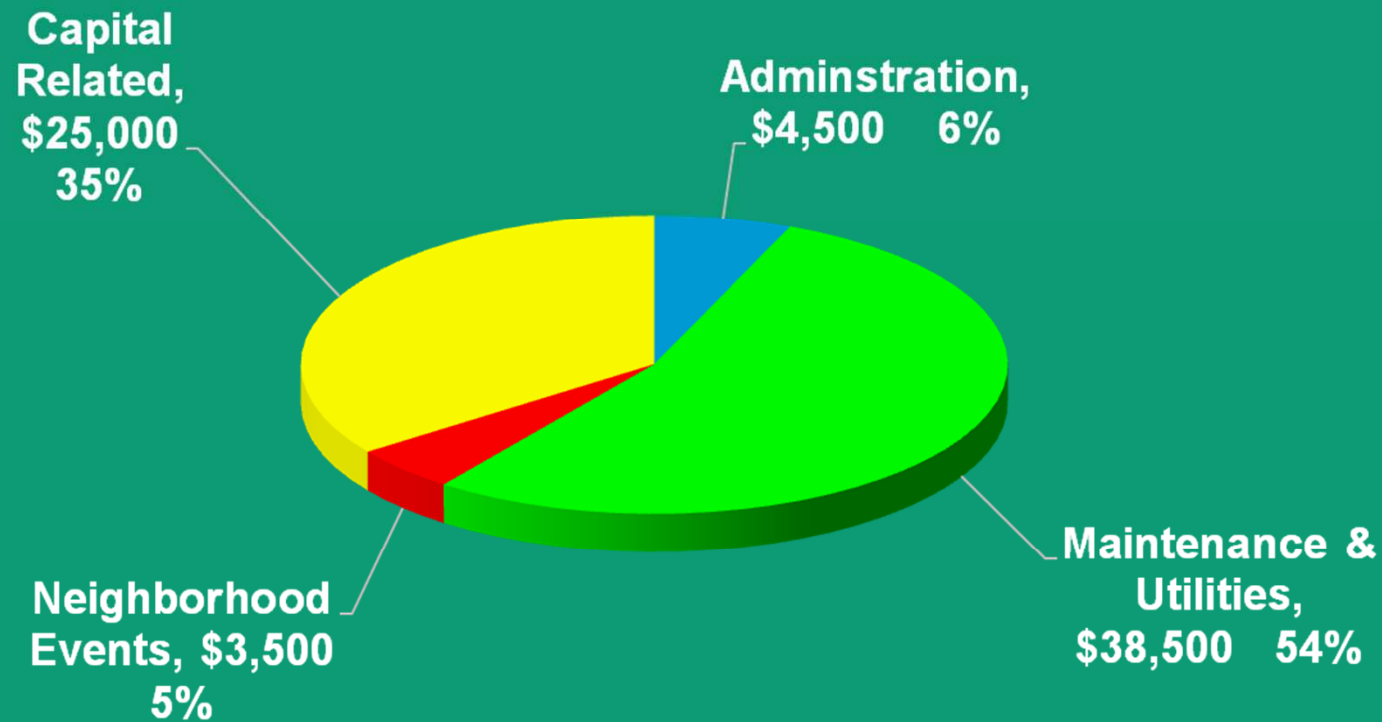
2015 Balance Sheet.

As of December 31, 2015	
Dues Collected	\$59,600
Collected Late Fees	\$ 520
Other Income (Insurance refund)	\$ 51
Interest Income	<u>\$ 87</u>
Total Income	\$60,258
Administrative Expenses	\$ 5,510
Maintenance Expenses	\$22,615
Utilities	\$ 3,478
Capital Related Improvements	\$ 0
Neighborhood Events	<u>\$ 2,223</u>
Subtotal Expenses/Improv.	\$33,826
Net Income	\$26,432
Fund Balances - 12/31/15	\$88,907

2015 Actual Expenses



2016 Budget Projection



Total 2016 Budgeted Expenses = \$71,500

2016 Dues Collection

- Darlene volunteered to lead the process again this year.
- Twenty-seven (27) Collection Fees were enforced for 2016 dues; Five (5) 2015 collection fees were paid in 2016.
- As of 2/2/2016, eighteen (18) lots have not paid 2016 Dues
- We will begin lien filing process on February 15, 2016.

Events & Marketing Committee

- Committee Needs Volunteers
- 2015 Recap of Events
- 2016 Planned Events

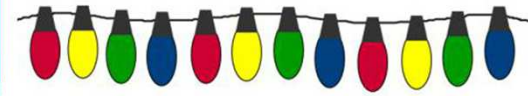


2015 Events.

- Easter Egg Hunt – approximately 40 children participated – cold
- Subdivision Garage Sales – great turn-out again this year
- Summer Kick-off – raining and cold; unfortunately no rain day allowed by inflatable company; under 30 kids; high cost; decision to take a year off and plan other events
- Holiday Lights – 1st phase of entrance lighting
- Santa Deliveries – 11 households with 35 children surprised with Christmas Eve visit (up from 18 children in 2014)



Holiday Lights



Happy
Holidays!

- In recent years, board members have done this work. This situation presented several problems:
 - The quality of the decorations was not high.
 - The timing of installation and removal was inconsistent – some years, lights went up two weeks before Christmas and remained until March.
 - Board members and/or residents were required to “volunteer” to hang lights but no one was really responsible for them.

Holiday Lights. . . .



- The benefits of outsourcing:
 - High-quality, commercial grade garland, wreaths and lights
 - A professional and beautiful display
 - Consistency of installation and removal – lights were turned on Nov. 27 and removed the second week of January.
 - The company warranties the décor so if anything breaks they replace it. The company also stores all materials for us.
 - We own the decorations and are not locked into an agreement to use this company.

Holiday Lights. . . .

- 2015 cost = \$1,500 (includes one-time fee to purchase the decorations, installation, removal and maintenance)
- 2016 cost = \$950 (if we don't add more lights)
- We also might be using some of the \$2,000 saved from not doing the summer kickoff to purchase additional décor.
- Some cost comparisons:
 - \$1,910 summer kickoff for one afternoon 2015
 - \$4,000 fertilizer 2016
 - \$5,736 landscaping maintenance 2016
 - \$12,500 mowing services 2016

2015 Events.



2015 Events.



2015 Events.



2015 Events.



2015 Events.



2015 Events.



2016 Events Planned...

- **Easter Egg Hunt – Saturday March 26**
- **Garage Sales - May 20 – 21**
- **Holiday lighting (\$1,500 - \$2,000)**
- **Santa Deliveries – Dec. 24**
- **Possible additions:**
 - *Summer popsicles at the park*
 - *Water fun with DeWitt Township Fire Dept.*
 - *Bike parade led by DeWitt Township police*
 - *Trick or treat at the park*



Maintenance Committee

2015 Accomplishments . .

- Replaced Gazebo Park sprinkler pump
- Re-mulched playground area
- Set up new contract for routine landscape maintenance for 2016
- Set up new contract for pond maintenance for 2016 and beyond; Collected estimates to improve ponds.
- Repaired west entrance sprinkler system

2016 Project Priorities

- Howe Road Pond Aeration System
- Cul-de-sac re-landscaping – Kari Court
- Gazebo Park landscape improvements
- Crack seal tennis courts near fencing
- New playground solar light
- West Entrance Brick repairs – design concepts for long-term replacement
- East Entrance Bldg. repairs
- Paint sign letters at both entrances (hold over from 2015)

Architectural Control Committee Report

- **2015 Activity**
 - Very few submittals in 2015
 - Development is built-out
- **Compliance Concerns**
 - Clearing sidewalks in winter
 - Leaving garbage bins outside
 - Trailers in driveways or yards
 - Yards not being maintained

The background of the slide features a series of overlapping, wavy lines in shades of green and blue, creating a sense of depth and movement. The colors transition from a deep teal at the bottom to a lighter blue at the top.

Questions or
Comments?



Thank You for Attending
and See You Next Year