
The Fleetwood News

Volume 15 Number 7

The Plaza News

August 2006

President's Message: Look Ahead

The issue of turning over Fleetwood Drive to the Town has been rejected by the owners, the question is closed and behind us as far as the Board is concerned. We need to get on with the business of Fleetwood.

That was the message conveyed by President Morris Guthrie at the August 9 Board meeting in the Clubhouse, addressed to the Board members and the goodly number of residents who attended.

While the issue was decided in July (61 of 63 voted, 38 voted for, and 23 against with 57 yes votes required for approval), it continues to be a breeding ground for gossip and false information, Morris said.

He detailed some of the old rumors that have come to his attention and responded to them. And he asked for assistance in quashing new rumors and gossip by seeking the facts and coming to the Board for help.

The President noted a flurry of Board activity in July in preparation for the annual meeting in September. And he applauded the fact that a number of owners – some of them relative newcomers – have volunteered for key roles in the community's operation. Among them:

- Ed Eggers will chair the all-important Grounds Committee, with strong help from wife Lynne and Lou Poulos.
- Howard Beagles has agreed to concentrate on surface improvement, specifically repairs to the street and driveways. He will detail repairs needed and provide this information to the Board for action.
- Mike Abarbanell will be in charge of the annual termite inspection. All buildings were treated last year and

the contract calls for annual visits to check for effectiveness. Mike will involve building captains and all units and storage areas will be examined.

- Barry McDowell is working from his home in Indiana on the web-site project, with Frank Clarke in charge of a team to bring ideas for content, monitoring, scope, etc. Jim Parisi, Monica Kayne and Ken Hahn have volunteered to help
- Howard Beagles has joined the Building Maintenance Committee, now chaired by Frank Clarke.
- And Dan Neeley is refining the computerization of Fleetwood's documents, which have been scanned into the system. This will greatly improve the capability of access and distribution of our rules and regulations.

Annual Meeting

The annual meeting of the Fleetwood Plaza Homeowners Association will be held September 11 at 2 p.m. in the Clubhouse.

The packet containing the official notice and items to be decided by owner vote (either in person or by proxy) will be mailed later this month.

Among the issues will be ratification of the 2006-2007 fiscal year budget, which has been approved by the Board; the report of the Nominating Committee; and selection of the accountant.

There will be no formal Board meeting in September. As is customary, the new Board will meet following the annual meeting to elect officers as of October 1.

Treasurer's Report

Income for the month of July was \$45,901.86. The sources were \$52.37 from Checking and Money Market Interest; \$498.49 from CD Interest; \$1,251.00 from Social Fund Income (\$1,207.00 from the July 5 Pig Roast and \$44.00 miscellaneous receipts); and \$44,100.00 from the Quarterly Assessments. From the Assessment Income, \$3,025.26 was deposited in the Reserve Account and \$41,074.74 in the Operating (checking) Account.

Operating Expenses in July totaled \$17,152.60. The larger expenses over \$500 per budget line item included: \$1,037.28 for legal fees; \$3,529.76 for Building Repairs; \$3,638.45 for Building Painting; \$504.67 for Clubhouse Operations; \$1,170.75 for Pool Operations (\$566.10 for two months of PSNC gas charges); \$2,500.00 for Lawn Mowing; \$2,837.47 for Landscape Maintenance; and \$1,640.00 for Re-landscaping and Grounds Contingencies. All other line items under \$500 amounted to \$294.22.

Replacement/Reserve Expenses – None in July.

Social Fund: As noted above under Income, \$1,251.00 was received this month. Expenses amounted to \$1,090.45 for our July 5 celebration: Music of \$175.00; Etowah B-B-Q of \$871.00 and Miscellaneous Supplies of \$44.45. The balance in this Fund as of July 31 is \$2,611.67.

The ending balances in our other accounts as of July 31, 2006 are:

Checking Account	\$41,051.23
Replacement/Reserve	
Money Market Acct.	\$38,815.91
Certificates of Deposit	\$67,282.96
Total	<u>\$106,098.87</u>
Total Cash	\$147,150.10

Details of July's income and expenses are provided in the various attachments. Please let me know if there are any questions.

Ronald A. Rosenberger, Treasurer

Financial

The 2006-2007 budget was approved by the Board at a special meeting July 26.

As presented by Financial Chair Frank Clarke, it calls for operating and reserve expenditures of \$199,080. To meet this number, quarterly assessments need to be increased to \$790. It should be noted that there has been no increase in the annual fee for 4 years.

Increases in costs of labor and materials are driving the rise in assessment. Contributions to reserves also will be accelerated over the Planning Period.

Budget detail will be presented to the owners for ratification in the annual meeting package.

Nominations

The Fleetwood Plaza Nominating Committee, chaired by Ron Rosenberger, has proposed the election of Jo Willruth and Bill Seibert for three-year terms beginning October 1, 2006.

Jo is completing a three-year term. Bill is a past Fleetwood president. Board members whose terms do not expire are Ron, Morris Guthrie and Dick Wynne. Serving with Ron on the committee were Frank Clarke, Eliza Graue, Kathy Boland and Al Hicks.

New Captains

Emergency Coordinator Boyce Whitmire announced two new building captains: John Robinson (500) and Mike Michalski (1200).

Boyce stressed the importance of this task and reminded us that owners should make sure the captains have keys to their units for use in the event of emergency.

He called attention to the termite inspection (scheduled August 29-30-31) with Mike Abarbanell working with the building captains on the project.

The Fleetwood Social Scene — Very Busy!

Dinner in Brevard at the Hobnob Restaurant was delicious. At the Brevard Music Piano Competition Finals we heard incredible talent, but we will have to update our music understanding with some of the more modern piano pieces.

The 15 ladies who attended the Ladies shopping day at “Tanner/Doncaster” Warehouse sale had a fun time saving money. The lunch at The Water Oaks Restaurant was gourmet.

The Italian Night, arranged by Barbara Robinson was *Molto Bene*!!!! Mama Mia would be proud. Once again the incredible cooking talents of our Fleetwood Social Committee were thoroughly enjoyed. Ummmm... delicious! Thanks to all the social committee and especially Barbara for making this a fantastic evening.

Up And Coming Events:

Thursday, August 25,– 1 p.m. Behind the scenes tour of Flat Rock Playhouse.

11:30a.m. Lunch at Highland Lake Inn. **Limit 24 People**... There are only 2 places left which may be taken by the time you receive this. We will start a waiting list after that. Call Nancy Hicks to be put on the waiting list. 698-9498.

September 1st... did not work out, so take that off your calendar.

Thursday, September 7 - 8 a.m. Shopping day returning to Iva, SC, “All about Fabrics”,

1:15pm. Lunch in Anderson, at Sullivan’s Metropolitan Grill.

Tuesday, September 12 – 5 p.m. Social committee meeting, Clubhouse.

Friday, September 15 - BYOB (plans to be announced).

Saturday, October 14th Football game, Furman vs. Citadel and picnic at the lakeside pavilion. Sally and Knight Fee must know who wants to go to the football game. Tickets must be obtained right away. Call Sally or Knight Fee to get your tickets, 697-7562.

If you see the following people give them a big thank you for making Fleetwood a very special place to live:

Summer Social Committee --

Linda Beagles, Kathy Boland, Dee Clarke, Lynn Eggers, Sally Fee, Ellen Full, Irene Poulos, Barbara Robinson, Debbie Whitaker, Jo Willruth, Jayne Lundell.

Nancy Lee Hicks, Social Chair

Getting Off The Mountain

A question was raised at the August 9 Board meeting about how, in an emergency, to get off the mountain using Somersby road, which is gated.

First step is to call the police. They have the access code as do the maintenance staff. Should there be a loss of power, the gate mechanism has a battery backup so loss of power is not an issue.

If the police or other emergency vehicles would be unable to come up the mountain, and residents would have to get off the mountain, the police would give the gate entry code to a known name (resident) at Fleetwood who would enter the code and open the gate.

Keep in mind that with snow and ice, this exit is very steep and could be very treacherous and unsafe if not plowed and cindered (and potentially unsafe even if it is plowed and cindered).

Ron Rosenberger

Welcome

Sandy and Ruth Marcus, new owners of Unit 203, were welcomed to the community at the Board meeting.

Clubhouse, Pool ...Concept and Plans

The Clubhouse and Pool Committee members, chaired by Boyce and Jeanette Whitmire, have been working on a "vision and plan" for the Clubhouse for a number of months. It addresses concepts for the longer term but some aspects can be accomplished in the near term or are already completed. Development of this plan was precipitated in part because of the increased use of both facilities and the increased number of residents and guests attending many of our social functions. It was also felt the timing was right to update and upgrade our interior and re-examine what environment we wanted for our Clubhouse.

The overall Long Range Conceptual Plan was presented to the Board at a special meeting July 24 with a request that the concepts be accepted before going forward and wind up heading down a wrong road. The Board agreed that the plan was generally acceptable, should be explored and that progress be reported regularly.

The vision includes, in the long-term, a larger facility made flexible enough to be converted from a more comfortable "clubhouse" environment to a meeting room with minimal effort. This would involve structural work and refurbishing the interior including furniture and fixtures. An architect will be engaged to evaluate our needs and then **he** will recommend the best way to accomplish our goals, particularly expansion alternatives and more efficient use of currently unused space behind the two restrooms.

Shorter-term improvements (a number already completed) are less ambitious and are being carried out within the present budget framework – such things as the new pool fence and lights, new grill and carpeting above the pump house in the "crow's nest". Also in the works are additional lighting on the front of the Clubhouse and parking area and installing sun UV film on the four exposed doors to minimize fading of the Clubhouse fabrics.

Ahead in the next fiscal year are such things as wallpaper/redecorate the Clubhouse interior, kitchen, men's room and fitness area, improve interior lighting, install a mantle over the

fireplace and put in a sound system for the new TV.

Also being addressed is major upgrading of the pool area by replacing the deteriorating border tile and seal under the concrete overhang, putting non-skid surface on the concrete and installing an outside shower.

Residents need to be mindful of the fact that these are **plans** only. They are subject to change, delay and dependent on availability of funds from the Operating or Reserve accounts to complete the projects as they are approved. Periodic updates, including requests for resident input, will be ongoing over the next several years and until the program is completed.

This is an overview of the committee's current thinking and proposed plans. Details will be made available as they evolve.

Clubhouse & Pool Committee: Co-Chairs Boyce & Jeanette Whitmire; Board Member: Ron Rosenberger; Members: Dan & Chris Neeley; John & Barbara Robinson; Norma Rosenberger.

Grounds

Ed Eggers, the new chair of the Grounds Committee, has launched into his job with enthusiasm and good humor.

He reported at the Board meeting that a preliminary inspection (he and wife Lynne have been observed surveying the premises on numerous occasions) determined that weeding was a pressing need and that this is being attacked. This cosmetic work will start in the fronts and sides of the units and later, attention will be directed to the back areas and the perimeters.

A drainage problem at the 200 Building has been taken care of and mulching done, along with mulching at 800, where there was a water leak that required invasion of the yard.

And, Ed says, he has come face to face (sort of) with the persistence of the Fleetwood moles.

Policy for Use of Fleetwood Amenities

There seems to be some confusion concerning use of the pool by guests and who is an owner. For clarification, an individual or person who has chosen to place a Fleetwood unit in a trust is an owner, the same as one who records the unit in an individual or joint ownership name.

Multiple people can be named in a trust and they are considered as co-owners. At Fleetwood such individuals should be considered as owners when it comes to the use of amenities.

These individuals also have the privilege of bringing their guests to use amenities such as the pool and the Clubhouse. Guests staying in an owner's unit will have access to all Fleetwood amenities. Responsible guests of owners will no longer be required to have the owner accompany them to the pool.

If there is some question about a new or unknown face at the pool or Clubhouse, please introduce yourself to the "stranger", ask for their name (if not volunteered) and determine what unit they are using or whose guest they are. A simple welcome gesture elicits conversation and answers a lot of questions. It is indeed rare, if ever, that a total stranger who has no ties to Fleetwood has used our facilities.

Some of the rules will be removed from the posting and new signs provided, particularly at the pool. We thank you for understanding and cooperation.

Boyce and Jeanette Whitmire
Clubhouse and Pool Co-Chairs,
Ron Rosenberger
Clubhouse and Pool Board Member

Hot Off the Grill ...Just Be Considerate

NO RULES, JUST RIGHT!!!

Borrowing this advertising slogan appears to be appropriate for some comments on a couple of additions to Fleetwood's Clubhouse, specifically the big screen TV and more lately the large gas grill.

The TV, a gift from Fleetwood residents, has been widely used, both for gatherings and just for drop-ins for sports events, movies or other programs. Although it is a pretty sophisticated piece of electronics, our folks have navigated it well and with few problems.

The Clubhouse Committee decided early on we did not need a "how-to document" or any sign-in procedure, leaving it to all of us to take care of our equipment. *It's working!!!*

Now we have the new gas grill which proved itself so well at the July 4th celebration. Since then the new grill has been a center for small group cookouts and used by residents who just wanted something from the grill.

The Clubhouse and Pool Committee notes that individual gas grills are prohibited in most units, thus the Clubhouse grill is a

welcome alternative. We ask only that you respect its use, leave it clean and be considerate of the fact that others would like to use it.

So move your burgers over and let your neighbor join you at the grill!!!

Blondie and Jeanette Whitmire,
Clubhouse and Pool Co-Chairs

A Lonely Heart

There is a sad story taking shape around Fleetwood. We hope it has a happy ending, but we fear for its prospects.

An old turkey gobbler is making the rounds, showing no fear as he obviously hunts for companionship. He emits hearty "gobble, gobbles" at intervals. Somebody in the higher rent area said he'd found a mate and our spirits soared. But, alas, just a day or so ago we heard his plaintive cry and he was wandering again, a lost soul, we fear.

If you see him, be kind. There's a moral here...