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# The Fleetwood View

The Plaza News  
November 2006

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*Your Online Newsletter*

## SUMMARY

- **Busy, Busy, busy ...** Board meeting points up high level of activity
- **Phyllis Seibert ...** agrees to serve as Secretary
- **Getting Ready for Winter ...** Snow removal policy adopted. Procedure set up for scraping Fleetwood Drive
- **Pool Repairs** begin; Clubhouse getting new appliances, lights for parking area.
- **Three New Vice Presidents** appointed.
- **Insurance** nailed down for the year, coverage outlined.
- **Committee Reports**
- **The Latest** on social events!

**SCROLL ON FOR DETAILS**

# **THE BOARD MEETING**

There is a flurry of activity at Fleetwood and a bunch of volunteers are stepping up to get the work done.

This sums up the tone at the November 8 Board meeting. Report after report detailed the attention being paid to operation of the community (the reports are shown in full in this newsletter, so don't miss them).

President Morris Guthrie announced that Phyllis Seibert has agreed to serve as Secretary, effective May 9, 2007. She will succeed Irene Guthrie, Secretary for almost four years. Irene had announced earlier she wished to "retire" but agreed to stay on until her successor comes on board.

Additionally, the board approved the appointment of three Vice Presidents, representing the key committees of Building Maintenance (Frank Clarke); Grounds (Ed Eggers); and Clubhouse and Pool (Boyce Whitmire). Morris said this would provide for their attending all board meetings and would facilitate communication.

It was pointed out that a new organizational chart has been posted to reflect these changes and the addition of Mike Michalski and Shirley Moore to the Clubhouse and Pool Committee.

Reports of the President and Committee chairs and other articles of interest follow, so please scroll on.

Dick Wynne, View Chair

## **PRESIDENT'S REPORT**

There are a lot of things happening at Fleetwood even though Winter is starting to set in. We have held two Special Board meetings in addition to the Organizational Meeting since our annual meeting on September 11. The Organization and Committees have been staffed as has been reported by postings on the Web Site. We have had outstanding cooperation and support in filling out the committees. You will hear more as the Committee Chairs report.

There are three changes I want to announce today resulting from these meetings. Shirley Moore and Mike Michalski have joined the Clubhouse and Pool Committee. Thanks to both of you for your participation. We are delighted to have you join this dynamic team. We will hear more from this Committee in the report that follows.

The second change in the organization came about in the Board Meeting held Monday, November 11. The Board approved the addition of three Vice Presidents as officers of the Regime. This was done to recognize the financial responsibility and work that goes into

running three of our large committees, Building Maintenance, Clubhouse & Pool and Grounds. The election will occur later in the meeting.

The third change is the election of Phyllis Seibert as Secretary of the Regime, effective with the May 9, 2007 meeting. Many thanks to you Phyllis for accepting this position. Also, our thanks to Irene who has been Secretary for almost four years. She has been an invaluable assistant to me.

We were saddened by the recent passing of Joan Lewis. Joan made contributions to Fleetwood for years. She was involved in the first promotion committee and also the social and clubhouse committees. We will miss her.

Morris Guthrie, President

### OCTOBER TREASURER'S REPORT

**INCOME** for the month of October, the first month of our new fiscal year, was \$50,477.66. The revenue sources were \$55.78 from Checking and Money Market Interest; \$651.88 from our Oktoberfest Social; and \$49,770.00 from the Quarterly Assessments. From the Assessment Income, \$5,670.00 was deposited in the Reserve Account and \$44,100.00 in the Operating (checking) Account.

**OPERATING EXPENSES** in October totaled \$12,037.38. The larger expenses over \$500 per budget line item included: \$630.62 for Legal & Audit fees (\$550.00 for Review and Tax Returns); \$597.91 for Promotion Committee expenses and the Realtors Open House; \$681.77 for Clubhouse Operation (including \$104.66 for new Garbage Disposal); \$1,035.37 for Pool Operation (including final pool service and closing cost and a new solar blanket); \$3,045.00 for Lawn Mowing; \$900.00 for Contract Landscape Services; \$3,027.00 for Landscaping Contingencies (6 Japanese Maples = \$1,409.00 and cutting and removal of weeds on perimeter bank = \$1,618); \$1,225.00 for *LABOR* to remove old trees & plant new ones and to set plants – all new materials purchased by owners. All other line items under \$500 amounted to \$894.71.

**REPLACEMENT/RESERVE EXPENSES** in October totaled \$7,750.00. Of this, \$4,750.00 was the deposit for Pool Tile replacement and Concrete Apron repairs and resurfacing. Another \$3,000.00 was spent for Deck Repairs on Building 500

**SOCIAL FUND** in October had receipts of \$651.88 and expenses of \$604.37 for a net gain of +\$47.51, all related to our Oktoberfest Social. The balance in the Fund as of October 31, 2006 is \$2,547.28.

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

- Checking Account (Operating Fund)  
    \$44,591.99
  - Replacement/Reserve Money Market Acct.      \$36,886.74
  - Certificates of Deposit                              \$67,807.00
- Replacement/Reserve Total  
    \$104,693.74
- TOTAL CASH  
    \$149,285.73

Ron Rosenberger, Treasurer

## **BUILDING MAINTENANCE REPORT**

A survey of all buildings has been completed with work being scheduled for repairs. Minor building and roof repairs were completed during October. A paint program has been initiated to try to salvage as many of the old panels as we can. The re-keying program was a success. I have some units left to do, so if you want your unit re-keyed please email me. I prefer receiving service requests at my email address since they are logged into automatically, I can respond immediately, and I can let you know when the job is completed. It also provides me with a log of the year's work. Howard Beagles has overseen the repair to our road. The best estimate as to when resurfacing is required is 3-5 years. Relining of the road is scheduled.

## **FINANCIAL COMMITTEE REPORT**

A new Reserve Study will be undertaken this year. This will be done "from scratch" with new pricing and projections. Hopefully, it will be done in time to use with the next budget cycle.

## **PROMOTION COMMITTEE REPORT**

The Realtor's Open House was a big success. We had many complementary feedbacks from the attendees. Our main focus will be the Web Site and how we may improve it. If you have suggestions, please email me. Monica Kayne gave us some great photos that she had taken from and around her unit. Thanks Monica. If any of you have really good photos of our mountains send them to me. Check the web page every day, for we change it frequently.

## **LEGAL COMMITTEE**

Draft revisions to our documents have been completed and will be presented to the Board for their endorsement.

Frank Clarke, Vice President

## **SOCIAL COMMITTEE REPORT**

Nothing has changed from my first report of Oct. 25<sup>th</sup>, 2006 as to the activities we are planning except take note of the annual Christmas Dinner date changing to Friday Dec. 15 instead of the 14<sup>th</sup>.

The activities & dates may change as we go along.

The 3 items discussed at our meeting were:

1. Donating money from the Social Fund to purchase the refrigerator or the stove for the new kitchen appliances. There has been dialogue back & forth with the summer committee. I believe at this point we are waiting until the summer committee returns and both committees will decide how much to donate.
2. Memoriams from the Social Fund to families of residents who die rather than flowers and more than a card. This has come up for discussion before. It was done at one point and then was discontinued.  
A limit of \$25.00 was suggested. We will table this until the summer committee returns and we can discuss together.
3. The third item of discussion was: WHO should be invited to the winter socials? The consensus was to invite the Alumni and also the immediate neighbors along Pinewood Circle and upper Laurel Park Highway, and house guests of residents. We felt the summer socials were getting too large for the clubhouse size. We are not in compliance with the fire code, and perhaps there is some liability although this has not been researched. It can be discussed further or get a ruling as to how many we can accommodate safely in the clubhouse.

Keep watching the web site for up-coming events; we may be phasing out the flyer reminders.

Norma Rosenberger, Winter Chair

### **VIEW COMMITTEE REPORT**

The View Committee has discussed the steps needed to take the newsletter from a printed product to a posting on the new Fleetwood Web Site.

The November View will be posted within the next 10 days and will provide the same types of information as previously printed. We will print out or copy the electronic version for those owners who do not have e-mail and will distribute it by mail. We plan issues in every month in which the Board holds a scheduled meeting.

We will also go to school on the first electronic issue and we solicit comments and ideas for making it as interesting and useful as possible. Contact any committee member, Dick and Vera Wynne, Eliza Graue or Dan Neeley.

This transition will eliminate the need to lay out, format, print and hand deliver, which has been a time consuming exercise in the past. Also, the new process should save Fleetwood about \$400 a year in printing and mailing costs.

Dick Wynne, Chair

### **INSURANCE COMMITTEE REPORT**

Our insurance was renewed again with Auto Owners, the same company we had last year. Same terms and conditions; values were increased by 8%. Total coverage just under \$13 Million.

Once again we have a Capital Replacement Cost Policy. This means they would replace whatever we lost no matter the cost. No co-insurance provisions or percentages to worry about.

Our renewal premium was just slightly less than last year – even with the increase in coverage.

It is not a buyer's market for Habitat (Condo) coverage. We only had the one company quote us this year.

A summary of the new policy is posted on the Web Site.

As to unit coverage, we feel most unit owners are way over-insured. Some feel they need to insure their unit for the full market value of the unit. Not the case at all. The unit is covered totally by our policy.

The only thing a unit owner needs to cover is contents – what would be loaded up in a moving van. Everything else is covered in our Association Master Policy.

Contents – some liability – and a little medical coverage – is all that need to be covered under your unit policy.

If you have made major improvements you may need to add these to your unit owner coverage. They will not alter our Master Policy because it is based on Average Unit Values. Your individual unit coverage may be able to cover such improvements. Documentation will be the key to proof of what you have done.

Over the years much wrong information has been circulated about walls, floors, etc. They are all covered under our Master Policy.

We hear of costs ranging from \$100 a year to \$500 or even more. Mine is \$100.

Jimmy Porter, Insurance Chair

## CLUBHOUSE AND POOL REPORT

The clean-up and storing of the pool furniture was completed the last week of October. Thank you for helping: John and Barbara Robinson, Mike Michalski, Shirley Moore, Tom Whitmire, Knight Fee, Norma Rosenberger, Ed Eggers and Mike Abarbanell.

A contract has been signed with Sun Stuff Pools of Asheville to replace all waterline tiles and repair the step tiles. Also included are repairs to all large cracks in the concrete apron around the pool and applying a decorative surface. Work started November 7.

The committee also looked at decorative metal fencing for the pool. No action was taken in view of the price, \$1,600.

Two additional flood lights were purchased for the front outside of the clubhouse and installed November 7.

A new garbage disposal was bought and installed by John Robinson and Lou Poulos.

The committee had the treadmill removed for safety reasons. We are looking for help in raising money to buy a new one, around \$1,800.

The committee has met with two local architects to get some possible renovation ideas. No plan at this time, but we have some good ideas.

In September the committee started working to replace all appliances for the clubhouse. Norma, Barbara and Jeanette did their research at Lowe's and made selections for a stove, dishwasher, refrigerator and microwave (all electric). The board approved and we will have all appliances installed this month.

The committee needs your help in cleaning the grill after each use. Directions on how to operate the TV are posted. **PLEASE DO NOT TRY TO ADJUST.**

We welcome Shirley Moore and Mike Michalski to our committee. We look forward to working with you.

Blondie and Jeanette Whitmire, Co-Chairs

## EMERGENCY COORDINATOR REPORT

A message was sent to all Fleetwood residents during the last week of October reminding them to read the Fleetwood Emergency Plan for winterization. This reminder includes:

- Shut-off and drain all outside faucets by November 25
- Check Winter Watchman and follow set-up instructions
- Review the Fleetwood Emergency Plan for winterization

Material was obtained for fire escape ladders (\$40 at Lowe's). These ladders would help you leave your unit in the event a fire blocked normal exits. Also check your smoke and carbon monoxide alarms.

Boyce Whitmire, Emergency Coordinator

## **FLEETWOOD SNOW AND ICE REMOVAL POLICY**

When snow and ice conditions occur, the Fleetwood Regime will act as follows: The weather forecast and existing conditions will be evaluated to determine if snow and/or ice removal is necessary. If the outlook is such that it appears the snow and ice will melt during the day, no action will be taken. If the conditions indicate that the snow and ice will remain during the day and continue into the next day, then arrangements will be made to obtain removal service as soon as possible.

When removal service is activated the contractor will plow Fleetwood Drive as first priority followed by driveways as conditions warrant and remove snow and ice from the sidewalks up to the front stoop or steps of the units and will clear a path to the mailboxes. Driveways and sidewalks will be cleared only where owners are in residence as far as practical. This effort will be coordinated with the Building Captains and Emergency Coordinator. In some cases, equipment may be brought on site prior to a storm. In others, the removal may be activated by phone with a response expected within two hours.

Owners may engage services for additional removal at their option. It is recommended that owners have snow melt available for continuing use during extended periods of snow and ice. Owners should exercise extreme caution when ice and snow are present, especially with thaw and re-freezing conditions.

Morris Guthrie, President

### **PROCEDURES FOR SNOW REMOVAL**

We have contracted with Mike Gibbs to remove snow for the winter. For your information, the following procedure will be followed by the volunteer coordinators. The primary contact will be Knight Fee in the absence of Ed Eggers.

1. Always err on the side of caution.
2. Through weather reports, Weather Channel, battery operated weather radio and maybe a call to the LP's police department, determine the degree of snow anticipated.
3. If a small amount of snow is anticipated and the temperature for the afternoon is going to be 40 degrees, don't call since in all likelihood the snow will melt.
4. If it is predicted that LP will be hit hard, alert Mike to get ready.

5. If you determine that Mike is needed, wait until the town has cleared Laurel Park Hwy for the first time, and then call Mike.
6. When the call is made to Mike, it will take about two hours for him to come to Fleetwood.
7. We have purchased 1000 lbs., of Ice Melt which is stored in the clubhouse work room. Mike is aware of this.
8. Mike has been instructed to clean up the road and all driveways and sidewalks for year 'round residents. He has been given a list of all year-rounders.
9. Everyone is aware that we are sailing in uncharted waters and all decisions will be judgment calls. This will be our year to learn.
10. Knight Fee has agreed to be the primary caller. If Knight is unavailable, it will be his responsibility to ask Dick Wynne to assume that responsibility. If Dick is not available, then it is his responsibility to ask Bill Seibert to assume that responsibility.

Ed Eggers, Vice President Grounds  
 Morris Guthrie, President

### **VIEWER INPUT SOUGHT**

**The View Committee is contemplating the resurrection of a column featuring items of personal interest. This column would include tidbits submitted by our residents pertaining to happenings in the community such as recommended places to go and things to do (restaurants, good entertainment), accomplishments or honors received by our neighbors, whatever you think would be of interest to our readers. What do you think? We'd like to know.**

Eliza Graue, View Committee

### **THE VIEW FROM UP HERE**

- Residents who attended the November board meeting gave retiring Secretary Irene Guthrie an ovation. Irene came on board “for a few months” and stayed almost four years. She has done thousands of words of minutes, filed countless documents, looked after three Presidents. Thank you Irene.
- Every Fall, as regular as clockwork, a tasteful display of harvest items appears in front of the clubhouse. It’s not magic, just the creative work of Jo Willruth. Thank you Jo.
- Blondie Whitmire showed the horror pictures of the 1996 winter disaster at Fleetwood. His message: follow the winterization procedures.
- Frank Clarke noted the recent photo posting on the Web Site (by Monica Kayne) and said residents could submit their own by sending them to him for possible posting.

- Lots of folks traveling to far off places. To name a few: the Bolands to Russia; the Hollands to Egypt; the Whitakers to Hawaii and the months-long Alaska adventure by Cora Ann Thomas.
- Three cheers: the town has paved Pinewood; this is really an event for those on the east side who have been dusted and crunched for lo, these many years. Thank you Laurel Park.
- Comments welcomed by the View committee: Dick and Vera Wynne, Eliza Graue and Dan Neeley. Note: the next scheduled Board Meeting and the next scheduled View will be in February. (Board meets Feb. 14.)

By the View Staff

### WINTER SOCIAL COMMITTEE COMING ATTRACTIONS

*Friday, December 1, Soup Social, Decorate the Clubhouse and Christmas Tree.*

*Friday, December 15, Annual Christmas Dinner at Hendersonville Country Club. 6:00 Cash Bar Cocktails, 7:00 Dinner. Reservations and Payment needed before deadline (to be announced).*

**Saturday, December 30, New Years Celebration at the Clubhouse beginning at 8:00 p.m. Bring BYOB and a snack to pass. A movie will highlight evening.**

**Saturday, January 20, 11:00 a.m. Pot Luck Brunch at the Clubhouse.**

*Sunday, February 4, Super Bowl BYOB at the Clubhouse, snacks provided.*

Saturday, February 17, 3:30 p.m., Champagne *Unbirthday* Birthday Party in Clubhouse with ice cream, cake, and lots of other goodies. Bring a picture of yourself as a child – around the age of 5 or 6 if possible and we will all attempt to guess who is in each picture.

*Saturday, March 17, 5:00 St. Pat's Day Bash at the Clubhouse. Pizza from 2 Guys and green Beer. RSVP needed so we know how much to order.*

April to be announced – maybe a Steeplechase at Tryon. Still in process

*May 5 Kentucky Derby Cookout hosted by Shirley and Mike.*

May 28 - Memorial Day Barbecue planned by the summer committee.

**Please note – Persons who can receive Email will be getting messages from the Social Committee via Email from now on so please check your Email regularly for the latest news**

Winter Social Committee Members

Norma Rosenberger, Chair  
Ann Holland  
Sally Fee  
Katy Parisi  
Vera Wynne

Jo Willruth  
Monica Kayne  
Shirley Moore  
Phyllis Seibert

**SCROLL ON**

**FLEETWOOD CHRISTMAS DINNER PARTY**

**AT**

**HENDERSONVILLE COUNTRY CLUB**

**Friday, December 15, 2006**

*Cocktail Hour (Cash Bar) 6:00.*

*Dinner at 7:00 p.m*

*Cost \$30.00 per person all inclusive*

**MENU**

Choice of entree : Sauteed Chicken Piccata with Capers and Lemon  
Sauteed Pork Tenderloin Marsala  
Grand Marnier Mousse with Fresh Seasonal Berries

**Make checks payable to Fleetwood Plaza Regime and return with menu selection below to Norma Rosenberger (1403) before December 8.**

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(#) Chicken Piccata with Capers and Lemon

(#) Pork Tenderloin Marsala

\_\_\_\_\_  
(signature and unit #)

**Please return this portion with your check to Norma Rosenberger (1403) before December 8.**