

# The Fleetwood View

The Plaza News

February 2007

*Your Online Newsletter*

## SUMMARY

- **Board Holds First 2007 Meeting**
- **Putting on The Lid ... Garbage an issue**
- **Staying Out of the Cold ... Winterization rules**
- **Pool is Ready ... all decked out!**
- **Social Survey ... Norma wants some input**
- **Committee Reports ... what's going on**
- **And there is more!**

**SCROLL FOR DETAILS**

# **A LIVELY BOARD MEETING**

The formal agenda for the Fleetwood Board's first meeting of 2007 was a light one, but the gathering February 14 at the Clubhouse produced some lively discussion.

President Morris Guthrie reviewed some of the winter's activities and mentioned issues that need to be addressed in the days ahead. (Scroll on for his report and for those of committee chairs.)

Three items that provoked discussion were garbage pick-up, violations of the winterization policy and the status of a study of possible Clubhouse expansion. Scroll on for details.

## **PRESIDENT'S REPORT**

Welcome to all of you who have been enduring the cold of the last few weeks and also to those who have been enjoying warmer places

It's great to see that activity at Fleetwood has continued in the winter, albeit at a slower pace. The new appliances have been installed in the kitchen and improved the appearance significantly as well as improved the functionality.

The pool and deck project has been completed with the chipping tile removed and the new installed. You will notice the decorative pattern included, immediately in the spring when the cover is removed. Very nice work! Obvious now is the new finish on the deck. The cracking concrete has been covered with a coating and pattern imprint that I'm sure will impress you. Our thanks to Ron and the Pool and Clubhouse Committee for their work on this project.

The Clubhouse and Pool Committee is investigating the expansion of the Clubhouse to better accommodate the increased attendance to Fleetwood activities. The committee has been asked to prepare enough documentation to describe a possible expansion, to the membership. The whole process to move ahead on any expansion will consist of several steps. First present the conceptual expansion and "ballpark" cost, if possible, to the owners and determine if there is interest in expanding. If the answer is yes, then the architect would be asked to develop detailed drawings, to again be presented to the membership with projected cost. Assuming continued interest and membership approval, then financing and scheduling would be undertaken. The committee reports will provide additional information.

We continue to have some difficulties with garbage pick-up. An article will be posted in the View reviewing the guidelines and schedules. We have a unique

service by having our garbage removed from our storage area by the Company. We don't want to lose that service while at the same time we expect complete pick-up.

Two units are under contract for sale. Unit 101 is scheduled to close in March and Unit 1005 is scheduled for Feb 28. Other units for sale are posted on the website.

Ted Willsey is currently in Lake Pointe and would appreciate any visits from his Fleetwood neighbors.

**Action since last meeting:** Board approved a sound proofing policy for floor replacement in upstairs units.

Morris Guthrie, President

## **THE GARBAGE SITUATION**

Fleetwood enjoys a unique garbage pick-up advantage. The collections are made directly from our garbage sheds so we don't have to place unsightly bags and cans on the street.

Sometimes on Thursday, the pick-up day, the garbage folks will miss a unit. We are told to notify the Town if this occurs. Here is the problem: the Town says the number of our complaints - justified or not - is causing them a problem.

President Guthrie noted that, while this may not be our fault, the Town's irritation might lead to a streetside pick-up that none of us want.

Treasurer Ron Rosenberger volunteered to be the go-between for garbage complaints on a trial basis. If your garbage isn't picked-up by Thursday afternoon, call Ron that day and he will discuss the problem with the Town. This should reduce the number of calls the Town receives and at the same time assure that our waste is collected.

Our bagged garbage should be in the sheds by 8 a.m. according to the Town's policy.

## **WINTERIZATION EMPHASIZED**

Several instances of winterization violations have been detected and individual owners have been advised that this policy must be adhered to.

These include outside faucets not drained, water not turned off in vacant units, departure notices not given to Boyce Whitmire. Loss of heat in any of these cases could cause severe damage to all the units in an affected building. The Board has authority to levy fines in extreme cases, an action nobody wants.

The winterization policy is available on the Web Site and in the Red Book. Copies also may be obtained from Boyce.

An additional problem has surfaced with workmen involved in remodeling several units. Water is left on, windows left open, etc. Unit owners are responsible for any violations caused by their workmen.

## TREASURER

INCOME for the month of January was \$49,794.55. Interest income amounted to \$24.55 and the remainder of \$49,770.00 was from the quarterly assessment receipts. From the \$49,770.00, \$5,670.00 was transferred to our Reserve Account and \$44,100.00 was placed in the Operating (checking) Account.

OPERATING EXPENSES in January totaled \$7,538.77, a relatively slow/quiet month spending wise which is normal this time of the year. The larger expenses over \$500 per budget line item included: \$1,298.76 for Building Repairs; \$1,204.61 for Building Painting; \$3,139.34 for Porch & Deck Repairs; and \$1,050.47 for Roof Repairs (shingle replacement after the several high wind storms). All other line items under \$500.00 amounted to \$845.59.

REPLACEMENT/RESERVE EXPENSES: NONE in January.

SOCIAL FUND: There were no expenses and no income for the month. The balance in the Social Fund as of January 31, 2007 remains at \$2,334.18.

The ending balances in our other accounts as of January 31, 2007 are:

• Checking Account (Operating Fund)		\$62,631.73
○ Replacement/Reserve Money Market	\$24,697.34	
○ Certificates of Deposit	<u>\$68,334.78</u>	
• Replacement/Reserve Total		<u>\$93,032.12</u>
• TOTAL CASH		\$155,663.85

January's income and expense details are provided in the attachments to the Board and Committee Chairs with budgets. Please let me know if you have any questions.

I want to give a special note of thanks to Assistant Treasurer Dan Neeley. We were gone for nearly six weeks and he assumed full responsibility for the entire Treasury operation during this time. Dan did a fine job in every aspect of this broad function.

Ronald A. Rosenberger, Treasurer (2/6/07)

## **BUILDING MAINTENANCE**

The winter winds have thus far kept us busy replacing shingles and repairing leaks to the tune of \$2,700. Each roof has been inspected and all shingles are in place. Two decks have been repaired at a cost of \$3,100. We have sealed and repainted all old panels on the three top priority buildings at a cost of \$5900. We will continue this effort when the overnight temperature permits. Building Repairs have been replacing random deteriorated masonite panels and other general repairs for a total of \$5,100. Continuation of the panel replacement and the restoration of viable masonite panels will continue throughout the year.

As chair of Promotions Frank also cited the positive evolution of our new Web Site and its potential as a means of communication, internally and externally.

## **CLUBHOUSE AND POOL**

After many weeks of trial and error, the pool's new look was completed. A grand opening is planned for May 1. This year's permit from the Henderson County Health Dept. was applied for in December. Now we need to renew a contract for next summer's weekly pool upkeep.

After many weeks of shopping, the kitchen's new look is completed. All appliances seem to be working well.

Please note and salute our new American flag outside the Clubhouse.

Plans are being made to secure a remodeling proposal for the Clubhouse. This plan will include drawings and estimated cost. It will then be presented to the residents of Fleetwood for further consideration. This plan will include enlarging

the club meeting room, moving the kitchen and adding a new addition for the exercise room.

Boyce and Jeanette Whitmire, Co-Chairs

## **WINTER SOCIAL**

In January while I was gone (and many others were gone also), the planned socials were not held due to insufficient interest; not enough people to warrant the work involved and also a very bad weather situation.

The December 31 New Year's Eve event ... only a few showed up.

The January Brunch ... a poll was taken and there was little interest so the event was cancelled.

The Super Bowl gathering February 4 was attended by 18 – 20. The Committee did a good job with pizza, brownies, cherry pie, popcorn bags and soda. Thanks to Vera Wynne and Ann Holland who were in charge. Jack Holland created the betting chart at \$1.00 a square. Ann won twice for \$40.00, Knight Fee won \$20.00 and Dick Wynne won the final quarter for \$40.00.

I am sending out a poll to determine interest in the other February activity.

March 17 is the St. Patrick's Day bash with Two Guys pizza and green beer.

April 17 is a tailgate picnic to the Tryon steeplechase. I will try to get an idea of how many would be interested before doing a lot of research into this event.

We may want to rethink having a winter social committee due to the few residents left and lack of interest. This should be discussed.

Perhaps have the annual HCC Christmas dinner (already scheduled in advance for 2007) and perhaps just a bingo night; Super Bowl; Kentucky Derby ...or just have a monthly BYOB for those interested.

Norma Rosenberger, Winter Social Chair

## **EMERGENCY COORDINATOR**

So far our winter has been fairly calm. We have had several Winter Watchman light up but in all cases these just need adjustment. One reported violation was

checked out this week. The owner had over-extended departure notice. Emergency Coordinator called the owner and made them aware of the violation.

The owners' response was that they had several unexpected events and they would be here this week. Several reminders were placed inside the unit's door, including a letter about winterization policy, draining check list, Winter Watchman set-up policy and departure notice.

Several units undergoing remodeling this winter have been a concern. A revision of the winterization policy may be needed to cover remodeling during winter months. No recommendation at this time, but probably we need a regulation by next Fall.

Boyce Whitmire, Emergency Coordinator

## **FLEETWOOD VIEW**

The View was put on the Web Site for the first time in November. It was our largest ever, 12 pages. It was also distributed to approximately 10 owners who did not have internet access.

In December we posted a one page Christmas extra with color enhancements by Barry McDowell.

We have received little feedback on either format or content, and we would welcome any comments.

Dick Wynne, View Committee Chair

## **GROUNDS**

We had our first mini-test of the snow/ice removal program when there was the possibility of an ice storm.

Although Knight Fee (our designated Mike Gibbs caller) was convinced that the event would be minimal, he was prevailed upon to call Mike and get his truck and equipment to Fleetwood. The call was made and Mike appeared in a timely manner leaving a truck in place prior to the event. Knight is not sure if any deicer was thrown the following morning, since what little precipitation did occur quickly melted.

Ed Eggers, Grounds Chair

## **...AND IN CONCLUSION**

The next Board meeting will be May 9 at 9:30 a.m. in the Clubhouse.

Recording the February meeting was the last official act of retiring secretary Irene Guthrie, who will be succeeded by Phyllis Seibert. Irene received a round of applause for her four years of outstanding service.

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A new professional grade treadmill is needed for the fitness room. Since this will be an expensive item, the Board is concerned that our contingency fund is not sufficient for this unbudgeted item. Other alternatives are being explored.

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And a reminder: a new Sound Proofing Policy is in effect for flooring in upstairs units. Board approval is required for any new, replacement, or additional hard surfaces in upstairs units. Recommendations for soundproofing materials may be obtained by contacting Frank Clarke. The text of the policy is posted on the Web Site.

By the View Staff