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# *The Fleetwood View*

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Your Online Newsletter

August 2007

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## **SUMMARY**

- **Looking Ahead ...** annual meeting coming up
- **And the Nominees Are:** five on slate for three Board slots
- **Budget Submitted ...** for owners to ratify
- **Let Your Opinion Be Known ...** on the Clubhouse "Vision"

--- Read on ---

# Putting Things into Motion

The August 8 Board meeting drew a large contingent of owners who were welcomed by President Morris Guthrie.

In his opening remarks, Morris announced that the Board, at its August workshop meeting, had approved distribution of an amended Fleetwood Plaza Rental and Leasing Policy to become effective October 1, 2007.

The policy is defined in the Document Section 13.1, plus an explanation of terms and regulations. It will be posted on the Website.

Board actions leading to the Annual Meeting Sept. 10 included:

1. A recommendation that owners ratify the fiscal year 2007-2008 budget, previously approved by the Board.
2. A recommendation that owners ratify selection of Lee R. Sutphin to review the Regime's books.

The budget calls for \$224,280 in expenses, with \$187,000 for operations and a \$37,280 contribution to replacement reserves. The quarterly fee will be adjusted to \$890. Details are in the annual meeting package.

## Now to the Committees

**Committee reports follow. Some highlights:**

- **Nominating:** Five nominees were selected for three open Board terms: Sally Fee, Ken Hahn, Sandy Marcus, Jan Mize and Barbara Robinson. Bios in the meeting package.
- **Social:** The movement to buy a Defibrillator for the Clubhouse is alive and well. The device would be available for use in event of heart attack. And don't forget the upcoming auction!
- **Clubhouse:** Early returns indicate owners don't think much of the architect's "vision" for Clubhouse enlargement. Blondie Whitmire needs more input.
- **Grounds:** Heat and drought complicate the already formidable task of repairing the freeze and Hemlock damage.
- **Pool:** Help is needed for remaining weeks of opening and closing. Also, John Robinson was applauded for looking after the many details of pool maintenance.
- **Insurance:** The Board recommends the present amounts (set forth in the meeting package). We are awaiting a quote for the coming year.

# Now to the Reports

## TREASURER

INCOME for the month of July was \$51,180.18. Quarterly Assessments accounted for \$49,809.50 of this total with Interest contributing \$128.68 and \$1,242.00 from Social Committee receipts. From the Quarterly Assessment income of \$49,809.50, \$44,100.00 was deposited in the Operating (checking) Account and \$5,670.00 in the Replacement/Reserve Account. The remaining \$39.50 was a late payment fee that was also placed in the checking account.

OPERATING EXPENSES in July totaled \$16,428.42. The larger expenses over \$500 per budget line item included: \$1,990.76 for Building Repairs; \$3,400.00 for Building Painting; \$1,683.04 for Porch & Deck Repairs; \$1,535.04 for Clubhouse operations; \$1,122.59 for Pool Operations; \$1,545.00 for Lawn Mowing; \$2,000.00 for Contract Landscaping; and \$2,920.00 for non-contract Landscaping (Special Trimming and Hemlock Trees & bushes removed). All other line items under \$500 amounted to \$231.99.

REPLACEMENT/RESERVE EXPENSES in July included final payment of \$1,216.34 for the Clubhouse exterior awning (total cost was \$1,816.34).

SOCIAL FUND had receipts of \$1,242.00 which included \$301.00 of donations toward an AED Machine; \$874.00 from the July 4 Picnic; and \$67.00 from Bingo proceeds. Expenses totaled \$1,079.69 which included \$175.00 for the musician at the July 4 Picnic; \$547.08 for food and supplies at the July 4 Picnic; and \$357.61 for a Popcorn Machine and supplies. The balance in this account as of July 31, 2007 is \$2,529.37 (this INCLUDES the \$301.00 AED Machine Donations).

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

• Checking Account (Operating Fund)		
\$74,024.94		
* Wachovia Money Market Account	\$32,077.75	
* Vanguard Money Market Account	\$17,779.73	
* Certificates of Deposit	<u>\$51,784.80</u>	
• Replacement/Reserve Account		<u>\$101,642.28</u>
• TOTAL CASH		\$175,667.22

Ronald A. Rosenberger, Treasurer

# NOMINATING

The Nominating Committee composed of Lynne Eggers, Katy Parisi, Cora Anne Thomas and chaired by Bill Seibert, had a series of meetings to consider the 2007 slate. We have selected five nominees for the three positions that are open.

Morris Guthrie and Ron Rosenberger have completed their terms and have chosen not to run again. Dick Wynne has completed two years of a three-year term and has resigned effective September 10, 2007. Of the three open positions, the two with the highest number of votes will receive three-year terms, and the person with the third highest number of votes will receive the one-year term.

Special thanks to those who are leaving the Board and also to the other hard working Board members.

The committee presents the following nominees for your consideration and provides information about each candidate in the annual meeting package:

Sally Fee, Unit 1601; Kenneth R. Hahn, Unit 1003; Sandy Marcus, Unit 203; Jan Mize, Unit 1404; Barbara Robinson, Unit 503.

William F. Seibert, Chair, 2007 Nominating Committee

# SOCIAL

On July 27th we had an AED demonstration and I circulated a survey to 61 residents to see how the community felt. Nearly 40% of the residents have responded, some very eloquently. While there are concerns about implementation only three expressed negative interest. Sally Fee, who started this project three years ago and reintroduced it this year, Jo Willruth and I are going to the Red Cross to check on getting recertified as instructors, and get advice on implementation. The Board is supportive of the purchase. Dudley Lewis has consented to write a letter to the community to solicit funds.

For those of you going to the "Gershwin Extravaganza" in Brevard on August 24<sup>th</sup> by the Flat Rock Singers and Hendersonville Symphony, we have made reservations at the Jordan Street Café on Jordan Street in Brevard for dinner before the show.

Movie night on August 21<sup>st</sup> will feature the "Bourne Identity". We now have the suggested flavoring for the popcorn.

On August 17<sup>th</sup> Scott Treadway will conduct a backstage tour of the Flat Rock Playhouse at 10:30am. Lunch at the Highland Lake Inn follows.

The trip to "All about Fabric" has been put off until October because of the heat.

September 3<sup>rd</sup> will be our Tex Mex Olé celebration. Fun and games the Texas Mexican way!

Invitations are going out very soon.

Don't forget the bi-Annual Auction on September 14<sup>th</sup>. We welcome treasures to auction - or services - or crafts or tickets. This is our biggest fundraiser and a fun evening.

On September 28<sup>th</sup> a trip is planned to Cataloochee Ranch for a Barbecue Picnic and Elks Tour. If you stay overnight there can be a train ride the next day. The place is beautiful - if only for lunch, but certainly well worth an overnight stay which would include three meals.

October 12 will be "Farewell to Summer" - a pot luck dinner.

Ellen Full, Chair

## **GROUNDS**

1. We have secured a rough plan and estimate from Raymond's Nursery to re-landscape the area around the pump house. We have asked Fleetwood's grounds maintenance company to supply an estimate, as well. In addition other measures to hide the pump house from street view (some sort of fencing, permanent or temporary) are being considered. Regardless, some degree of new planting/landscaping will have to be done.
2. The Grounds Committee and the grounds maintenance company conducted a survey to identify those areas most visible from the street where new plants/shrubs need to be planted to replace those that were removed as a result of the April, 2007 freeze. Once cost estimates are obtained, a time table and plan will be submitted to the Board for approval.
3. On August 8, 2007 trimming of some trees will begin primarily to those where dead branches are very visible or where additional trimming may enhance their chances of survival. . Additional red maples will be removed. These are ones where there was hope for their recovery earlier on in the year, but as the year progressed and water or lack of became more critical, these maples could not survive. Sorry!
4. The drought and extreme dry conditions continue to cause us pause when replanting in certain areas in Fleetwood. We can get water to certain areas around the pump, but not to some other areas that need to be replanted.
5. Louie Poulos continues to work on a new landscaping plan for "the circle."

## **EMERGENCY COORDINATOR**

### **NEED HELP!!!!**

Need Building Captains for 400 and 1100 buildings.

Our new computer departure slips are working well.

Boyce Whitmire, Emergency Coordinator

## **CLUBHOUSE AND POOL**

### **NEED HELP!!!!**

The following dates are open for opening and closing the pool:

Sept. 2-8, Sept. 16-22, Sept. 23-29.

If we could get 6-8 people we could do this by the day: Mon. – Friday.

Thanks to all who have helped this summer and a special thanks to John Robinson for being the keeper of the pool!

A reminder on pool rules: Please no pets in pool area. Animals in the pool area are a violation of County and State policy. Also, animals in our clubhouse are not a good health practice.

## **SURVEY OF AMENITIES**

We have received surveys from 38% of residents. Results from the 38% indicated only a few are in support of the architect plan. A large majority expressed other priorities before clubhouse expansion – paving, sewer, roofs, building maintenance and grounds.

I would like to complete this survey; so please help by sending in your copy in the next two weeks.

Boyce and Jeanette Whitmire, Clubhouse and Pool co-chairs

## **BUILDING MAINTENANCE**

We continued to replace panels, paint old panels, and replace carpet. I have signed a contract for gutter replacement for the view-side gutters. This will take place in two phases over September and October.

Also, a contract is being drawn for re-roofing two buildings with work beginning in October. Expenses totaled \$7,200 in July.

## **FINANCIAL PLANNING**

Plan for 2007-08 is complete.

Frank Clarke, Chair

# **And in Conclusion**

The next regular Board meeting is scheduled for November 14. The Annual Meeting on September 10 will be followed, if tradition holds, by the organization meeting of the new Board that afternoon.