

August 2016

I hope everyone has had a great summer. I know many of you have children that just left for college, it's an emotional mix. It's a huge transition for us, but they leave so excited to begin their next chapter. They will do great!

Thank you to John Cooker, Andy Lightner, Gary Mueller, James Brinkley, and Amy Hale for taking the yoke of association business while I was gone. As always, they did an outstanding job keeping the association running smoothly.

A year ago we contracted Reserve Advisors to do a complete review of the study we have been using for many years. They provided us with an in depth report of what our future costs will be to maintain the association amenities. We discovered that the financial information we had given them to calculate the report did not include our investment CDs from Suntrust. Therefore, the totals they provided us were incorrect. We have provided them with that information and they are revising the financial part of the study. The recent increase in assessments was to begin reaching the amount we needed to meet our obligation to the reserve fund. Once the correction was made we will be on target for the 2016 contribution to the reserve fund.

At the recent meeting held August 15th, the treasurer reported that he still had not received assessments for 5 homes. These homes had received the assessment, a late notice and a final notice that stated we would be turning over the delinquent accounts to our attorney for collection. This is a problem we address every billing cycle. Some owners are repeat offenders and don't pay until it goes to the attorney, some aren't, but we have to treat every member exactly the same. The assessments go out 2 times a year: Dec 1st and June 1st...as soon as you receive your letter please return it immediately...often times it is just mixed up in the shuffle and missed, once the attorney is brought in and additional cost of around \$125.00 is added.

A couple of weeks ago our neighborhood egging vandals were out again. Frank Lane has volunteered to revive and chair our neighborhood watch. If you are interested in helping with this shot me an email.

In November of this year we will be having a Director at large position open to fill. I will be putting my name in again to stay on the board. We have a nominating committee gathering names of owners interested in the position as well. John Cooker is person of contact jbcooker@verizon.net

Now that the majority of owners are back home from summer activities we will be scheduling time for everyone to come get your acceptance letter for the Proposed Covenant and Bylaws signed and notarized. Please watch for emails that set up times for this to take place. We would like to get them voted on and filed with the county as soon as possible. We will have notaries available at those times.

If you are planning to make repairs that change the appearance or color of your house you must fill out an ARB Request. Owners are responsible for providing detailed information, surveys, permits, samples, color choices and information from any company that needs ABR approval prior to contracting the job.

Some window companies want ARB product approval before they will allow the installation date to be set. We will not go to a website to review your choices. You must provide the ARB committee all the necessary information or the request will be denied. The forms can be found on our website www.sommervilleowners.org. Once submitted the board has 2 weeks to review and answer the request.

Thank you for your time.