

Grassy Knoll
Property Owners
Association

Annual Report
2006

Board of Directors

President - Mike Clemmons

Secretary – Marlo Neustifter

Treasurer – Sandy Noce

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PRESIDENT'S LETTER
Mike Clemmons, President

Dear Home Owners,

At the end of 2005, we had to review our expenditures to determine the budget for 2006. At the end of 2005, we were short about \$2,500 dollars due to a number of homeowners that had not paid their annual dues. We thought that by going to a quarterly payment system, that this would make it easier for everyone to stay current on their homeowners association dues. This actually made it worse. We made the decision to go to semi-annual payments in order to streamline the collections. Homeowners Assoc. dues are now due on January 1st and July 1st and if payments are not made within 30 days of that date, they are turned over to the lawyers for collections.

Once it goes to collections, the lawyers will file in small claims court. If the homeowner does not show, the association wins a default judgment. Once we receive a judgment, the lawyers will try to garnish the wages of the homeowner. When people do not pay their dues, it hurts the entire neighborhood. 90% of the homeowners pay their dues on time. We are willing to work with people that are having money issues. All that is needed is a phone call.

In rare cases, when we are unable to collect, we will foreclose on the home. This is what we are doing with Judge Jones (18027 Grassy Knoll Drive) who owes the association thousands of dollars. We have also received default judgments against:

1. Debbie Fox - Filed lien against home. (Owes \$750.00)
2. Chad Foust – Home went into foreclosure. (Owes \$212.50)
3. Jackson Petefish – Court Date was June 29th, 2006 (Owes \$345.00)
4. Greg and Terri Lee – Sold home and we are awaiting word from the title company to see if they paid. (Owes \$642.50)
5. Todd and Amanda Short – House was foreclosed on and they are no longer living in the neighborhood. (Owes \$212.50)
6. David Skinner – Filed Bankruptcy December 2005 (Owes \$671.00)
7. Michelle Petrie – Filed Chapter 7 Bankruptcy. (Owes \$671.00)

The association will aggressively go after homeowners who do not pay their dues. They are not only hurting themselves by having to pay 2-3 times more but they are also hurting our neighborhood.

Goals

The board has developed some goals that we would like to achieve within the next year and a half. These goals will be somewhat determined by the collections that we take in.

1. New entrance sign for the south entrance.
2. New entrance sign for the north entrance.
3. New fountain for the pond.
4. Plant and/or replace trees in the common area.

If we stay on course this year, we will be able to install a new sign at the south entrance. Next year we should be able to take purchase a sign for the north entrance and get a new fountain.

The board would also like to improve the appearance of the neighborhood. Some examples include having the homeowners fix their mailboxes (please see page 4 for more information), paint their homes, mow and edge their yards.

Speeding in the Neighborhood

Another issue that comes up a lot is the frequency of speeding in our neighborhood. The speed limit is 20 mph and its very common to see people driving 30-40 mph. With the number of children riding bikes and playing outside, this can be very dangerous. I have talked to the Westfield Streets Dept. and they indicated that they would be willing to install speed bumps within our neighborhood if we submit a petition. We will be having that petition at our Annual Meeting and will have people going door to door to collect signatures. In the meantime, we are looking into the possibility of hiring an off-duty police officer to help us reduce the amount of speeding that is going on.

If everyone pitches in and works together, we can make positive changes in our neighborhood. I hope to see everyone at the annual meeting and subsequent board meetings. Board meeting times and locations are posted on the web site.

Sincerely,

Mike Clemmons
President, Grassy Knoll POA

MAILBOXES

I have talked with a number of people who have been trying to sell their homes and one of the comments that I hear is that the mailboxes in our neighborhood are in horrible condition because they are miss matched, rusting, missing doors, etc. We have found a company that will replace our mailboxes with the same type that we are currently using. Their price is about half as much as the company that installed them when the neighborhood was developed.

In the week following the Annual Meeting (July 17th, 2006), Omni Management will be evaluating the mailboxes in our neighborhood. Any mailboxes that are not up to standards will be cited and the homeowner will have 45 days to correct it. The mailboxes have to be identical to the ones below. The prices that you see below also includes the lettering that goes onto the mailbox.

The homeowners association will provide paint if the mailbox posts need painting. You can contact Mike Clemmons or Sandy Noce for the paint.

Order less than 30: \$58 + tax installed

Order 30 or more: \$53 + tax installed

Order less than 30 delivered: \$48 + tax delivered

Order 30 or more delivered: \$43 + tax delivered

The mailboxes are powder coated which lasts 3 to 5 years longer than a painted box. It still has a high gloss finish and will not chalk up, making it easier to reapply lettering if it peels or fades from the sun. There is a one year warranty on the lettering and a 3 year warranty on the mailboxes.

ARCHITECTURAL COMMITTEE REPORT

The Architectural Committee received 8 requests for plan approval. They consisted of the following:

- 17927 Grassy Knoll Dr. - Deck. Approved
- 3327 Redbud Ct. – Playset/Basketball Goal. Approved
- 17951 Grassy Knoll Drive - Shed. Approved
- 17802 Grassy Knoll Drive - Fence. Approved
- 17863 Grassy Knoll Drive - Shed. Approved
- 3340 Redbud Ct. – Pool Safety Fence. Approved
- 17849 Grassy Knoll Drive - Deck. Approved
- 17863 Grassy Knoll Drive – Deck Extension. Approved.

“No dwelling building structure, fencing or improvement of any type or kind (excluding landscaping) shall be constructed or placed on any lot in the Development without the prior approval of the Committee.”

POLICE ACTIVITY REPORT

Listed below are all the police calls that have occurred in our subdivision between 7/01/05 and 7/06/06. This information was obtained from the Westfield Police Department.

Nature	# Events	Nature	# Events
Admin – Log Information	1	Person – Runaway	2
Admin – Special Detail	1	Service Call – Keep the Peace	4
Alarm – Residence	9	Service Call	278
Animal – Complaints	5	Service Call – Vehicle	1
Assault – Battery	1	Service Call – VIN Check	4
Assist – Fire Incident	1	Service Call – Welfare	4
Assist – Other Agencies	2	Supplemental – Case	4
Damage / Vandalism	2	Suspicious – Open	2
Disturbance – Noise	1	Suspicious – Solicitor	1
Disturbance – Nuisance	1	Suspicious – Vehicle	1
Domestic Disturbance	1	Traffic Complaint	1
Fraud – Forgery	1	Traffic Complaint – Driving	1
Harassment / Stalking	3	Traffic Complaint – Parking	7
Mental / Emotional	1	Traffic Hazard – Disabled	1
Person – Missing	1	Traffic Violation – Traffic	11
		Wanted – Warrant Service	1

Exhibit I – Balance Sheet

GRASSY KNOLL PROPERTY OWNERS' ASSOCIATION

Balance Sheet as of June 30, 2006

ASSETS	
Current Assets	
Checking/Savings	<u>5,514.17</u>
Total Checking/Savings	<u>5,514.17</u>
Total Current Assets	5,514.17
TOTAL ASSETS	<u><u>5,514.17</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilites	
Other Current Liabilites	
Prepaid Assessments	<u>4,262.50</u>
Total Other Current Liabiliteis	<u>4,262.50</u>
Total Current Liabilites	<u>4,262.50</u>
Total Liabilities	4,262.50
Equity	
Retained Earnings	545.63
Net Income	<u>706.04</u>
Total Equity	1,251.67
TOTAL LIABILITIES & EQUITY	<u><u>5,514.17</u></u>

Exhibit II – Profit & Loss Budget Performance

GRASSY KNOLL PROPERTY OWNERS' ASSOCIATION

2006 Profit & Loss Budget Performance

	Jun-06	Budget	YTD	YTD Budget	Annual Budget
Income					
Income					
Association Fees	<u>0.00</u>	<u>0.00</u>	<u>13,048.13</u>	<u>13,200.00</u>	<u>26,250.00</u>
Total Income	<u>0.00</u>	<u>0.00</u>	<u>13,048.13</u>	<u>13,200.00</u>	<u>26,250.00</u>
Total Income	0.00	0.00	13,048.13	13,200.00	26,250.00
Expenses					
BAD DEBT WRITE OFF	0.00	0.00	558.50	0.00	0.00
Operating Expenses					
Management Fees	264.00	264.00	1,584.00	1,569.00	3,135.00
Postage	35.10	18.00	123.82	135.00	270.00
Printing	10.20	15.00	10.20	115.00	230.00
Administrative	66.59	40.00	183.94	240.00	480.00
Professional Fees	<u>15.00</u>	<u>275.00</u>	<u>1,409.39</u>	<u>1,650.00</u>	<u>3,300.00</u>
Total Operating Expenses	390.89	612.00	3,311.35	3,709.00	7,415.00
Insurance/Taxes					
Insurance	51.00	0.00	306.00	0.00	500.00
Corporate Taxes	0.00	0.00	0.00	0.00	0.00
Property Taxes	<u>0.00</u>	<u>0.00</u>	<u>261.16</u>	<u>150.00</u>	<u>300.00</u>
Total Insurance/Taxes	51.00	0.00	567.16	150.00	800.00
Utilities					
Gas	0.00	0.00	0.00	0.00	0.00
Electric	59.92	110.00	622.10	660.00	1,320.00
Water	<u>0.00</u>	<u>150.00</u>	<u>0.00</u>	<u>600.00</u>	<u>1,200.00</u>
Total Utilities	59.92	260.00	622.10	1,260.00	2,520.00
Grounds					
Landscape Contrace	1,226.12	1,226.10	6,707.98	4,400.00	9,809.00
Landscaping Miscellaneous	0.00	62.50	0.00	500.00	500.00
Irrigation	0.00	0.00	0.00	370.00	740.00
Pond Contract	0.00	0.00	575.00	660.00	1,200.00
Comman Area Maintenance	<u>0.00</u>	<u>62.50</u>	<u>0.00</u>	<u>570.00</u>	<u>250.00</u>
Total Grounds	1,226.12	1,351.10	7,282.98	6,500.00	12,499.00
Total Expenses	<u>1,727.93</u>	<u>2,223.10</u>	<u>12,342.09</u>	<u>11,619.00</u>	<u>23,234.00</u>
Net Income	<u>-1,727.93</u>	<u>-2,223.10</u>	<u>706.04</u>	<u>1,581.00</u>	<u>3,016.00</u>

Exhibit III – A/R Aging Summary

GRASSY KNOLL PROPERTY OWNERS' ASSOCIATION
A/R Aging Summary
As of June 30, 2006

	<u>Current</u>	<u>1-30</u>	<u>31-60</u>	<u>61-90</u>	<u>> 90</u>	<u>Total</u>
Home Owners (11)	\$0.00	\$0.00	\$0.00	\$70.00	\$3,924.00	\$3,994.00

Grassy Knoll

2006 Operating Budget	TOTALS	%		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
			# of units	88	0	0	0	0	0	88	0	0	0	0	0
			dues	150	0	0	0	0	0	150	0	0	0	0	0
Association Fees	26400	100%	\$ 25.00	13200	0	0	0	0	0	13200	0	0	0	0	0
TOTAL INCOME	26400	100%		13200	0	0	0	0	0	13200	0	0	0	0	0
OPERATING EXPENSES															
			Per Unit Per Month												
Management Contract	3168	43%	\$ 3.00	264	264	264	264	264	264	264	264	264	264	264	264
Postage	270	4%	\$ 0.26	45	18	18	18	18	18	45	18	18	18	18	18
Printing	230	3%	\$ 0.22	40	15	15	15	15	15	40	15	15	15	15	15
Administrative	480	6%	\$ 0.45	40	40	40	40	40	40	40	40	40	40	40	40
Professional Fees	3300	44%	\$ 3.13	275	275	275	275	275	275	275	275	275	275	275	275
TOTAL MANAGEMENT	7448	100%	\$ 7.05	664	612	612	612	612	612	664	612	612	612	612	612
INSURANCE/TAXES															
Insurance	500	63%	\$ 0.47	0	0	0	0	0	0	0	0	0	0	0	500
Corporate Taxes	0	0%	\$ -	0	0	0	0	0	0	0	0	0	0	0	0
Property Taxes	300	38%	\$ 0.28	0	0	0	0	150	0	0	0	0	0	150	0
TOTAL INSURANCE/TAXES	800	100%	\$ 0.76	0	0	0	0	150	0	0	0	0	0	150	500
UTILITIES															
Gas	0	0%	\$ -	0	0	0	0	0	0	0	0	0	0	0	0
Electric	1320	52%	\$ 1.25	110	110	110	110	110	110	110	110	110	110	110	110
Water/Sewer	1200	48%	\$ 1.14	0	0	150	150	150	150	150	150	150	150	0	0
TOTAL UTILITIES	2520	100%	\$ 2.39	110	110	260	260	260	260	260	260	260	260	110	110
GROUNDS															
Landscaping Contract	9809	76%	\$ 9.29	0	0	1226.13	1226.13	1226.13	1226.13	1226.13	1226.13	1226.13	1226.13	0	0
Landscaping Miscellaneous	500	4%	\$ 0.47	0	0	62.5	62.5	62.5	62.5	62.5	62.5	62.5	62.5	0	0
Irrigation	740	6%	\$ 0.70	0	0	92.5	92.5	92.5	92.5	92.5	92.5	92.5	92.5	0	0
Pond Contract	1320	10%	\$ 1.25	0	0	0	660	0	0	0	660	0	0	0	0
Common Area Maint	500	4%	\$ 0.47	0	0	62.5	62.5	62.5	62.5	62.5	62.5	62.5	62.5	0	0
TOTAL GROUNDS	12869	100%	\$ 12.19	0	0	1443.63	2103.63	1443.63	1443.63	1443.63	2103.63	1443.63	1443.63	0	0
TOTAL EXPENSES	23637	-		774	722	2315.63	2975.63	2465.63	2315.63	2367.63	2975.63	2315.63	2315.63	872	1222
NET INCOME	2763	-		12426	-722	-2315.6	-2975.6	-2465.6	-2315.6	10832.4	-2975.6	-2315.6	-2315.6	-872	-1222
MAINTENANCE RESERVE	0	-		0	0	0	0	0	0	0	0	0	0	0	0
CASH POSITION	2763	-		12426	-722	-2316	-2976	-2466	-2316	10832	-2976	-2316	-2316	-872	-1222
ANNUAL CASH FLOW				12426	11704	9388	6413	3947	1632	12464	9488	7173	4857	3985	2763