



Forest Pond Newsletter



Annual Homeowners' Meeting Scheduled

Volume 2, Issue 5

May 13, 2007

The Forest Pond HOA Annual Meeting is scheduled for 29 May 2007 starting at 7:00 P.M. at the Derita Baptist Church located at 2835 W. Sugar Creek Road. All homeowners and residents are invited to the meeting.

The purpose of this meeting is very important to everyone who lives within the Forest Pond subdivision. The HOA Board is at a crucial crossroad in the management of our community and all homeowners will be voting on multiple issues that

will guide the HOA Board and help to maintain and improve property values within Forest Pond.

The challenges of the past three to four years are slowly but surely bringing in the results of the management decisions by the HOA Board. This community is beginning to show signs of recovering and improving but, we still have a long way to go.

In order to effect the changes necessary in the next five years to take our

neighborhood to the next level, the Forest Pond HOA Board needs to take us to a financially secure and debt free environment. This is the biggest challenge facing not only the HOA Board but, each and everyone of us.

To learn more about where we are, where we need to go, and how we intend to get there, I suggest that you attend the Annual Homeowners' Meeting. It will be a very informative gathering from your HOA Board Members!



Understanding The Quorum Required Rules

The By-Laws of Forest Pond Homeowner's Association, Inc. Article III, Section 5, Quorum Required for any Action Authorized at Regular or Special Meetings of the Association state: ... the presence at the meeting of members or proxies entitled to cast sixty (60%) percent of the total vote of the Membership is required for such action. If the required quorum is not present at any meeting, another meeting or meetings may be called subject to the giving of proper notice and the required quorum at such subsequent meeting or meetings shall be one-half (1/2) of

the required quorum at the preceding meeting. (The quorum rule explained here pertains to the rules for changing the By-Laws of Forest Pond and for increasing the annual HOA dues.) What this means is: for the first meeting 167 homeowners need to be present to have a quorum; for the second meeting 83 homeowners need to be present; for the third meeting 42 homeowners need to be present; for the fourth meeting 21 homeowners are needed; for the fifth 11 homeowners are required, for the sixth meeting only 6 homeowners are required.

So what does this have to do with the Annual Homeowners' Meeting? If you are apathetic enough not to show or send in your proxy, someone will, sooner or later, vote for you and in such a way that you may not appreciate the outcome of the vote. If you don't show or send in your proxy, all voted matters can be tabled and decided at a later meeting when enough homeowners are present to constitute a quorum. It may take until September to have a quorum but eventually, one will be achieved. Plan to attend the Annual Homeowners' Meeting!

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It's Spring and Things Be A Growing

What a wonderful season Spring is! The birds are singing, the bees are floating from flower to flower, and the green is growing, quickly, faster and faster as the days get warmer and warmer.

That means we must cut the grass a lot more frequently than we are used to. That also means we need to remove and kill the weeds, then over-seed our lawns and apply starter fertilizer to give the fresh shoots of grass a growth booster.

With Mother Nature waking up our slumbering yards and shrubs and trees

we need to change gears and start our summer routines.

If you haven't already done so, it's time to tune up the mower, sharpen the blade, change the oil and begin that weekly chore of keeping the green to a manageable height.

If you cut your grass yourself, you have a fescue lawn, and your mower is one that can be adjusted - raise your mower to the three to three and one half inch height (3" - 3-1/2").

A fescue lawn cut to 3" - 4" high will provide a thick enough cover to shade the roots - this will provide better moisture retention and a healthier lawn for the entire growing season.

If you have a Bermuda or Zoysia lawn, you will need to cut your lawn between one and one-half to two inches high (1-1/2" - 2").

Lastly, don't forget to repair your bald spots and help your lawn be totally green for year round enjoyment!

Financial Planning 2007 Through 2013

Looking at the graph on page three of this newsletter will give you an idea of where we are, and where we need to be at the end of 2013. Getting there is the challenge!

As the "Do Nothing Plan" red graph line indicates, if we do nothing we will be bankrupt at the end of this year. We, the HOA Board, cannot allow that to happen now and never.

This may come as a surprise to most of you reading this but, your current HOA Board of Directors were not elected to their positions. They VOLUNTEERED! We were galvanized into action last year when home break-ins were on the rise. The HOA Board was formed by a group of concerned residents who want to take this neighborhood to the level we thought we were at but the thieves showed us we were not.

Then we got another wake up call when we ran out of money in November 2006. This will not happen again because too many of us are well aware of what happens to bankrupt corporations - lawyers and bankers get richer and the working stiffs get stiffed!

Keeping that in mind, the HOA Board

has determined that we need to take positive steps to keep us in the green and on the positive side of the zero balance line. The first step: commission a Financial Reserves Study to track past expenses and predict future financial needs.

The second step: the Board has determined that a Special Assessment is necessary for the second time in the history of the Forest Pond subdivision. The Special Assessment amount and billing date will be announced at the Annual Homeowners' Meeting.

The third step: increase homeowner's dues to, a) compensate for the increase in operating costs, b) provide funds for improving the facilities, c) establish a financial reserve for unforeseen events, and d) plan for future increases in HOA dues. This three step approach is only the beginning - it will be necessary to review the financial needs on a yearly basis prior to the start of the year. This can only be accomplished if we have the backing of a quorum of the homeowners within Forest Pond.

As we have all seen in the past few months, prices for goods and services will only continue to go up, therefore, it is

mandatory that we anticipate this depletion of funds and prepare for it as best as we can.

We can all play a part in maintaining our property values and improving our quality of life if we work together towards a common goal - one step at a time.

The financial plan that is being developed by the HOA Board is a sound one but it needs your help in being a great one. You must decide if you want to live in a prosperous neighborhood or a declining neighborhood. If you choose the former, you will provide your support and vote for the action plans that we must take in order to keep this neighborhood a good community where our children can live, grow and play in a safe and caring environment.

If you choose the latter, you should begin your search for a new place to live because you will be voted out of your complacent life style and things will not bode well for you in this thriving neighborhood!

Plan to attend the Annual Homeowners' Meeting on 29 May 2007 — Enough said, let's get to work!





Help Wanted Everywhere

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In today’s hectic, run-till-you-drop world we all need help. Everywhere you look there are “Help Wanted” signs and those signs never seem to come down. Your neighborhood, Forest Pond, has a “Help Wanted” sign up and it is very

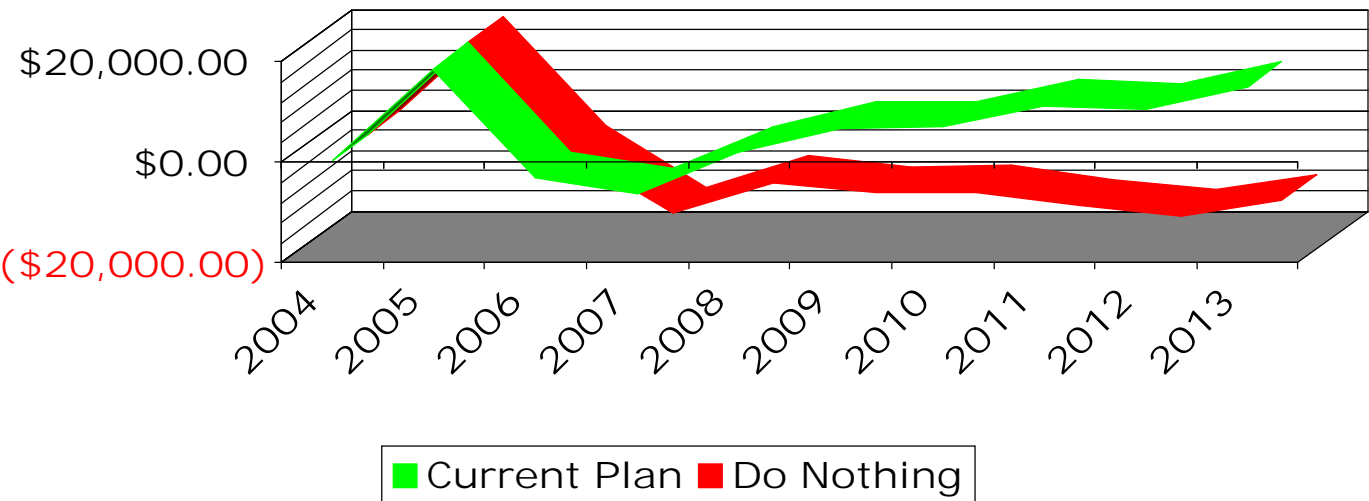
hard to fill that position. This reason for that is this position is a volunteer posting and the pay and perks are what you perceive you have accomplished in leading other neighborhood volunteers on the Neighborhood Watch Committee.

The time required to invest in this committee is approximately 2-4 hours per month and you get to meet people who honestly want to help others and not just themselves.

If you would like to try out for this position, all you have to do is step forward and contact one of the editors (listed to the left of this article), the President of the HOA Board, Mehl Renner, or Roger Huntley with Cline & Company. All of these people will be able to answer your questions and help you get started in leading a strong group of volunteers in an effort to improve the quality of life within our community. Give us a call, send an email, we want to talk.

Financial Reserves Study - Where We Are

Financial Plans



2007	2008	2009	2010	2011	2012	2013
(\$6,238)	\$2,045	\$6,865	\$7,003	\$11,303	\$10,575	\$15,045
(\$15,238)	(\$9,075)	(\$11,205)	(\$11,067)	(\$13,717)	(\$15,835)	(\$12,755)

