

Willoughby Station

JANUARY 2008 • ISSUE 143

A special thank you
to all the helpers for
the luminaries and
toys for
Big Brothers of
Wilson County!

Homeowners

Board of Directors

Chuck Tarver 754-5949
President

Jerry Wallace 758-4459
Vice-President

Norma Davis 758-0575
Secretary

Bob Freeman 758-7678
Treasurer

Daria Ceragioti 758-0011

Sean McAnally 346-9297

Joe Valencic 754-0912

Melissa Taylor 754-4099

Pat Rice 758-0902

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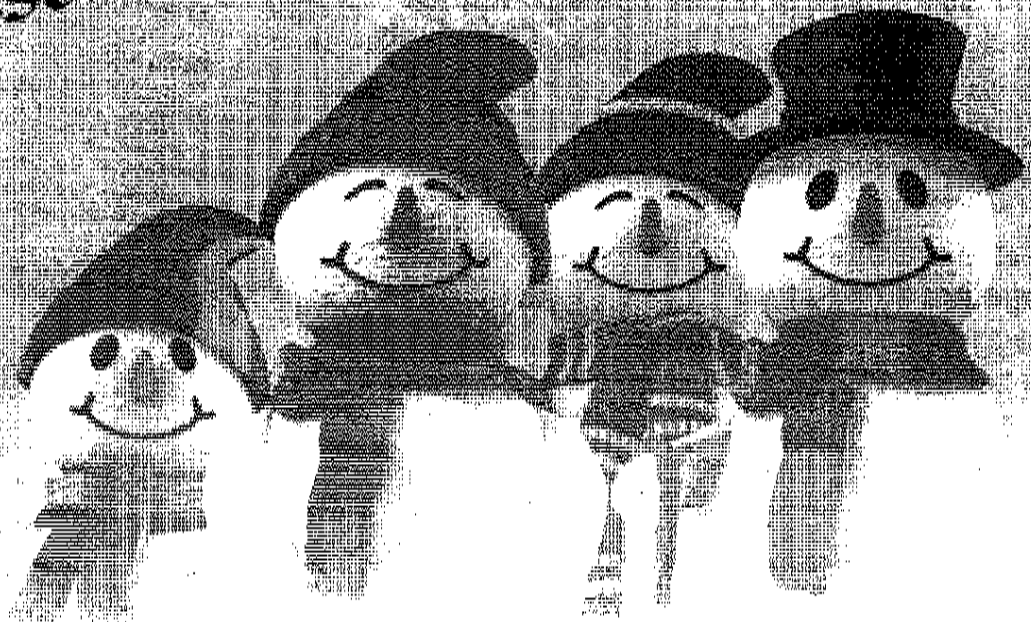
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December 2007 PRESIDENT'S CORNER

Holiday activities, Lighting of the Luminaries and toy drive for Big Brothers.

Even though the weather was a little frightful the luminaries still looked beautiful. I would like to thank the following people, without them there would not have been any luminaries.

Tarver family, Will Sellers, Jerry Wallace, Joe McMahon, Carly McMahon, AnnMarie Wikman, Caroline Wikman, Denise Wikman, Brittany Augustine, Debra Taylor, Kristina Taylor, David, Jessica and Dayden Schimborski, Jessica Charest, Michelle Charest, Justin Charest, Hotsinpillar family, Andy and Sue Street and grandchildren, Lora Heckmann, Kevin Neiswander, Dario and Sharon Ceragioli.

If I missed anybody, I apologize, but thank you also.

There were around 6,000 luminaries put together. 1,000 pounds of sand had to be bagged and 6,000 candles and bags had to be sorted. A great big THANK YOU to everyone who helped bring this task together.

A HUGE Thank You to all the Willoughby Station residents that gave new unwrapped toys for Big Brothers of Wilson County. With your generous

donations we actually filled a Chevrolet Trail Blazer up to the roof, front to back. We only left room for the driver.

Thank you to Michelle Charest for meeting Santa's sleigh several times throughout the evening to unload the toys.

Thank you Santa (Will Sellers) and his elves (Brandon Tarver, Zach McGee, Cassidy McGee and Jessica Charest).

Also thank you to Michelle Charest for taking the time to deliver the goods to Big Brothers the next day.

It took Santa 4 ½ hours to go through the neighborhood visiting everyone and picking up the toys. Next year we will need to start even earlier.

I hope everyone had a very Merry Christmas and a Happy New Year.



Willoughby Station Homeowners Association
Income & Expense Actual vs Budget Statement
November 2007

	Nov 07	Budget	Variance	Jan - Nov 07	YTD Budget	Variance	Annual Budget
Ordinary Income/Expense							
Income							
Association Fees	900.00	1,500.00	(600.00)	218,332.35	216,000.00	2,332.35	217,800.00
Interest Earned Income	24.61	75.00	(50.39)	3,318.65	825.00	2,493.65	900.00
Late Fees (on assoc.dues)	100.00	300.00	(200.00)	5,875.00	3,300.00	2,675.00	3,500.00
Miscellaneous Income	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00
Newsletter Advertising Income	0.00	66.67	(66.67)	2,255.00	733.37	1,521.63	800.00
Total Income	1,024.61	1,966.67	(942.06)	226,881.00	221,133.37	5,747.63	223,300.00
Expense							
Administrative							
Admin. Recognition	64.13	0.00	64.13	850.33	1,500.00	(649.67)	1,500.00
Income Tax	0.00	0.00	0.00	1,106.00	0.00	1,106.00	0.00
Insurance Deductible Exp.	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
Insurance Expense	0.00	0.00	0.00	7,342.17	7,100.00	242.17	7,100.00
Legal & Tax Preparation	0.00	300.00	(300.00)	2,464.34	2,700.00	(235.66)	3,000.00
Management Fees	2,999.75	3,000.00	(0.25)	32,018.50	33,000.00	(981.50)	36,000.00
Meetings, Board & Annual	0.00	0.00	0.00	2,434.93	2,050.00	384.93	2,200.00
Neighborhood Events	132.15	750.00	(617.85)	2,285.14	4,250.00	(1,964.86)	5,000.00
Newsletters	373.64	375.00	(1.36)	4,364.57	4,125.00	239.57	4,500.00
Office Supplies & Expense	165.86	600.00	(434.14)	1,529.94	3,500.00	(1,970.06)	3,700.00
Security, Amenity Area	0.00	500.00	(500.00)	1,900.00	8,000.00	(6,100.00)	8,750.00
Welcoming Committee	21.19	50.00	(28.81)	1,415.50	350.00	1,065.50	350.00
WebSite	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Total Administrative	3,756.72	5,575.00	(1,818.28)	58,211.42	87,075.00	(8,863.58)	72,600.00
Common Area Maintenance							
Holiday Decorations	0.00	0.00	0.00	2,400.00	0.00	2,400.00	0.00
Common Area Repairs	28.18	183.33	(155.15)	1,741.88	2,016.63	(274.75)	2,200.00
Grounds Care	3,880.00	4,000.00	(120.00)	42,064.97	44,000.00	(1,935.03)	48,000.00
Irrigation Repair	0.00	200.00	(200.00)	680.00	800.00	(120.00)	800.00
Signage	0.00	50.00	(50.00)	521.14	500.00	21.14	500.00
Storage Rent	0.00	0.00	0.00	239.80	550.00	(310.20)	550.00
Total Common Area Maintenance	3,908.18	4,433.33	(525.15)	47,647.79	47,866.63	(218.84)	52,050.00
Pool Area							
Pool Telephone	(15.58)	0.00	(15.58)	241.28	300.00	(58.72)	300.00
Locks & Keys	0.00	0.00	0.00	1,570.69	2,400.00	(829.31)	2,400.00
Pool Management	0.00	0.00	0.00	31,980.00	32,200.00	(220.00)	33,500.00
Pool Permits	0.00	0.00	0.00	1,020.00	1,125.00	(105.00)	1,125.00
Pool Repair	0.00	0.00	0.00	6,978.37	2,700.00	4,278.37	2,700.00
Pool Supplies	0.00	0.00	0.00	454.49	1,800.00	(1,345.51)	1,800.00
Total Pool Area	(15.58)	0.00	(15.58)	42,244.83	40,525.00	1,719.83	41,825.00
Utilities							
Electricity	1,279.99	300.00	979.99	9,935.84	9,100.00	835.84	9,400.00
Neighborhood Watch Voice Mail	7.61	8.33	(0.72)	83.71	91.63	(7.92)	100.00
Water & Sewer	300.54	300.00	0.54	5,325.80	5,900.00	(574.20)	6,000.00
Total Utilities	1,588.14	608.33	979.81	15,345.35	15,091.63	253.72	15,500.00
Total Expense	9,237.46	10,616.66	(1,379.20)	163,449.39	170,558.28	(7,108.87)	181,975.00
Net Ordinary Income	(8,212.85)	(8,649.99)	437.14	63,431.61	50,575.11	15,856.50	41,325.00
Capital Expenditures							
	0.00	1,000.00	(1,000.00)	1,260.23	17,000.00	(15,739.77)	17,325.00
Capital Reserves Account:							
Income							
Budgeted Transfers from Operating	0.00	0.00	0.00	24,000.00	24,000.00	0.00	24,000.00
Expenditures							
Pool Pump	0.00	0.00	0.00	392.01	0.00	392.01	0.00
Pool Deck Repair/Recoat	0.00	0.00	0.00	2,040.00	0.00	2,040.00	0.00
Pool Replastering	0.00	0.00	0.00	34,280.39	0.00	34,280.39	0.00
Pool Furniture	0.00	0.00	0.00	1,618.79	0.00	1,618.79	0.00
Playground Mulch	0.00	0.00	0.00	1,245.45	0.00	1,245.45	0.00
Expenditures - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditures	0.00	0.00	0.00	39,576.64	0.00	39,576.64	0.00
Net Income	0.00	0.00	0.00	(15,576.64)	24,000.00	(39,576.64)	24,000.00

WILLOUGHBY STATION HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Date: December 20, 2007

Location: Hickory Grove Church

Members Present: Bob Freeman, Sean McAnally, Pat Rice, Joe Valencic and Jerry Wallace

Members Absent: Dario Ceragioli, Norma Davis, Chuck Tarver, and Melissa Taylor

Others Present: Joe Rice, Jim Atkeison with Association Management Services

Call to Order

Time: 7:10 P.M.

By: Jerry Wallace, Vice-President

Approval of Minutes of Previous Meeting

A motion was made by Joe Valencic and seconded by Bob Freeman that the minutes of the meetings be approved, as written. The motion carried.

Committee Reports**Amenity Area****Pool**

Jim Atkeison distributed a copy of a memo from Ricky Biggs and Kevin Adams with Adams Pool. The work that Adams Pool had done to treat the spots in the plaster had been successful. Adams Pool recovered both pools today and Ricky Biggs will winterize both pools this weekend.

Rules

Joe Rice stated that the committee had met twice and was developing ideas for rules and enforcement which will be presented to the board at the February meeting.

Block Captains

Pat Rice stated that she had been informed by a block captain that she could no longer serve her area but she had found a replacement for her.

Covenants

Jerry Wallace stated that there was nothing new to report.

Landscaping

Bob Freeman discussed two bids that had been relieved for maintenance of the common areas next year. One bid was from Landscape Services, Inc., the current contractor, the other bid was from Brockman's Landscaping Company. Bob stated that he and Jim Atkeison had checked the references given by Brockman's and had received positive comments from each of the references. Bob stated that the bid from Landscape Services Inc. was approximately \$ 9,000.00 more than the bid from Brockman's. After some further discussion, a motion was made by Bob Freeman and seconded by Joe Valencic that the bid from Brockman's Landscaping be approved. The motion carried.

Financial Report

Bob Freeman reviewed the financial report for the period ending 11/30/07. A motion was made by Pat Rice and seconded by Joe Valencic that the report be approved. The motion carried.

Architectural Change Requests

Jerry Wallace stated that he had approved a request for the replacement of a roof and the addition of a four foot fence, since the last meeting of the board.

Unfinished Business**Front Entrance Holiday Decorations**

Joe Valencic discussed the decorations that he had purchased for the front entrance and which were installed by Chris Sorey. Joe stated that next Fall, homeowners could be asked to assist with ideas and the installation and removal of the decorations. Joe stated that he will remove the decorations shortly after the first of next year.

Neighborhood Santa and Donated Toys

Jim Atkeison read a memo from Chuck Tarver that stated that it took Santa about 4.5 hours to make it around the neighborhood. Santa collected enough toys to fill a Trail Blazer to the roof. The toys were delivered to the high school as part of the Big Brothers program.

New Business**2008 Annual Homeowners Meeting**

Jim Atkeison stated that April 10, 2008 had been set as the tentative date for the meeting.

Next Meeting

The next meeting of the board was scheduled for January 17, 2008.

Adjournment

There being no further business to come before the board, a motion was made by Bob Freeman and seconded by Pat Rice that the meeting be adjourned. The motion carried and the meeting was adjourned at 8:00 P.M.

If you would like to place an ad in the newsletter, please contract

Cathy Limbacher

Newsletter Editor

Catlimbacher3@comcast.net

You can also get information about the newsletter on the back of this issue.

Thanks

For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

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GARBAGE SERVICE IN COMMON AREA

For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

For Sale

4-17" Stock 350Z wheels with tires \$250.00
Call Cathy Limbacher 615-426-3253

Solid Cherry Armoire

This is a custom made solid cherry and mahogany Armoire with ball and claw legs. Doors open and slide back into the cabinet. Very heavy and well made. \$450 firm as there is over \$1,000 in materials. Call for an appointment if you wish to see the armoire. Phone Number: 615-943-9613

Services**Thinking of Buying or Selling a Home.**

Call Cathy Limbacher your
Willoughby Station Neighborhood Realtor!
Full Time - Full Service - Dedicated - Honest - Ethical - Hardworking! 14 + years experience,
SOLD MANY HOME HERE IN OUR GREAT NIEGHBORHOOD! I will be happy provide you with a Current Market Analysis on you home just give me call or email me at
catlimbacher3@comcast.net.
Visit our Neighborhood Web Site and see the great homes & land I have Listed at
www.neighborhoodlink.com/mtjuliet/wstation
Coldwell Banker Barnes— Mt. Juliet Office.
Office 758-0488 Mobile 426-3253

New Avon Representative In Willoughby Station

For recent sales brochure, new items, etc. Call Tracey Ross at 754-9655 or email tlr116@aol.com

MBC Pc Solutions

PC repairs, Hardware and Software Installation - Virus Scan and Protection. Gil Jones - 615.754.0805
CNA, CCNA, and Network+ Certified 1063 Willoughby Station Blvd. email: gilj40@comcast.net

Willoughby Station AVON Rep:

Please call for a recent brochure or visit my website at www.youravon.com/mzager
You can now order AVON directly from this website

or call me directly for a recent brochure.

773-4244 AVON has the best skin care for the best price. Mary Zager, Independent AVON Sales Rep.

10X30 Indoor Boat Storage available immediately.

Please call Steve or Jennifer at 773-5027 if you are interested.

Beverly Ayers Design

Interior Designer-Let me help you refresh your home with what you have or spice it up with new decor. We can spend as little or as much as you need. You make the call. Home staging is also available. Mention this ad and receive one hour free consultation. home- 758-7625/ cell- 509-9520.

Ayers Painting and Remodeling

Any and all jobs: decks, fences, additions, plumbing, pressure washing-no job is too small-he does it all. Free estimates. office-758-0000-cell-504-8476. Cecil Ayers

ZOOM MOVING SERVICES, INC. – LOCAL & FAMILY OWNED COMPANY SINCE 1991. WE PROVIDE SERVICES FOR ALL OF YOUR MOVING NEEDS. WE ARE LICENSED AND INSURED TO GO NATIONWIDE. CALL FOR YOUR FREE ESTIMATE. VISIT OUR WBSITE FOR MORE INFORMATION – www.zoommovingcompany.com – 615-777-8223

Mt. Juliet Home Improvement

Carpentry, Fencing, Plumbing, Electrical, Fans, Dry-wall & Doors. Licensed, Insured, On-Time & Reasonably Priced. M-F 9:00AM - 5PM 754-6819

Do You Have a Will? Make it your 2008 resolution to have your Will, Living Will and Power of Attorney documents completed this year. Please don't wait. Call Steve @ 615.438.2292.

For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

PRINCESS TEA PARTIES... Give Your Little Princess a Royal Party Experience for her Birthday at JULIET'S PRINCESS TEA. Our children's tea room encourages imaginations to come alive with: Dress-up (princess dresses, hats, purses, shoes & jewelry), Fashion Show, Full Tea Lunch with complete porcelain table settings, Princess Throne for the birthday girl, Tea Party Games, and Music. Call for reservations or to schedule a visit. Lesley 754-2400. 2030 N. Mt. Juliet Rd. Visit us online at www.julietsweddingchapel.com

ROGER'S PIANO STUDIO (At my house in Wiloughby Station). Age 6 thru Adult. Thursday, Friday, and Saturday openings. Call me soon for more info! 754-0993 Leave message.

Small PA System for Rent Do you need a small PA system for a sporting event, business meeting, or other small function? If so, we have a high-quality,

portable PA system for just the occasion. For more information call: Steve @ 615.438.2292.

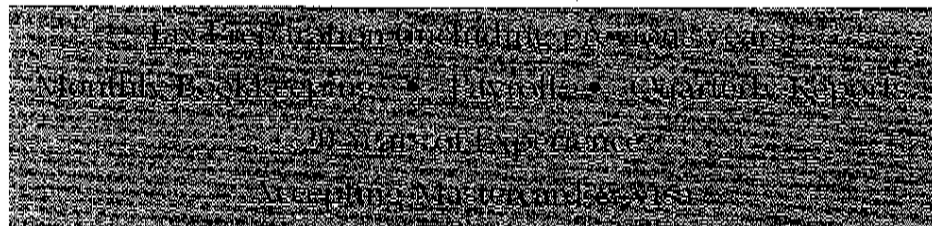
DO YOU ENJOY SCRAPBOOKING?

If so, please join us for a day filled with fun, food, socializing, and scrapbooking! The best part is, this event is dedicated to raising money for Juvenile Diabetes Research Foundation (JDRF). The event will take place on February 2, 2008 from 8:30 am to 5:30 pm at the historic Old Hickory Country Club. 100% of the \$40 registration fee goes directly to JDRF. Register by January 15th to ensure your goodie bags, make 'n takes, lunch, etc...Go to www.cropoutdiabetes.org to register or contact Jill McCarthy at jillmc72@yahoo.com for more information. Hope to see you there!

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Donna Kalinowski Blackwell, Owner

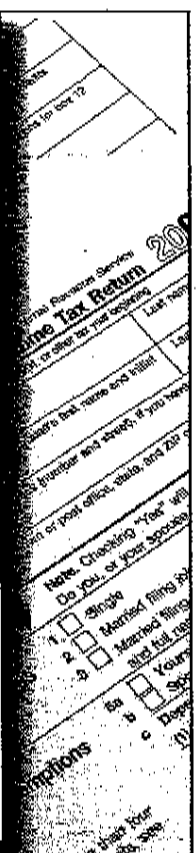
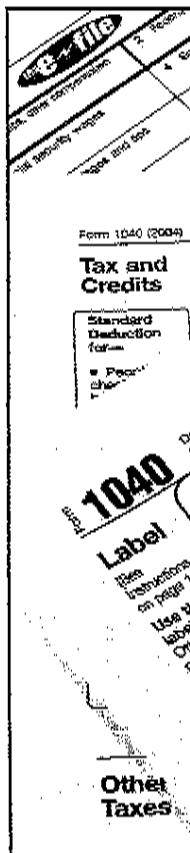


To make your appointment, call: **731-2737**

Two convenient office locations to serve you!

Mt. Juliet: 3735 North Mt. Juliet Road, Suite 204

Hickory Hollow: Paragon Office Suites, 845 Bell Road, Suite 209



Willoughby Station Website

<http://www.willoughby-station.com>

Thinking about making a change around your home or yard?

Please remember that the covenants for the development provide that changes to the exterior of a home or lot must first be approved by the Board of Directors. These changes can include such things as the addition of a fence, expansion of a deck, extensive landscaping, color changes to the exterior of the home and room additions.

Also, please remember that trash cans, boats, etc. are supposed to be out of public view.

If you are thinking of making a change, contact Joan at Association Management Services, 370-8094; she will forward an architectural change request form to you. The form is now available online! Just go to: www.neighborhoodlink.com/mtjuliet/wstation. Click on the Architectural Change link under the "Community Pages" section.

Newsletter Articles

All homeowners are invited to send articles, ads, etc. for publication to the attention of Cathy Limbacher, newsletter editor, at 1906 Hobart Way. e-mail at CatLimbacher3@comcast.net (please include "newsletter" in the subject line of all e-mails); if no subject, they may get deleted before I read them. Please send all full-page or half-page ads in MS Word or MS Publisher.

You must be a Willoughby Station homeowner to submit articles, multiline ads, etc. **Please limit your free ad to no more than 11 lines based on the layout of the free section.** Please, no anonymous articles. We will not be able to publish any ads, articles, etc. without your name and address. Any large articles please e-mail in an attached file in MS Word or MS Publisher format.

All ads, services, etc. must be RE-SUBMITTED each month for publication.

If any resident or non-resident would like to run an ad larger than the ads placed under FOR SALE, WANTED, LOST SERVICES, the cost is as follows:

Full Page	
Willoughby Station Resident	\$50
Non-Resident	\$40
Half Page to Quarter Page	
Willoughby Station Resident	\$25
Non-Resident	\$20

The Multiline Ads for Willoughby Station residents are free. Minimum ad size for non-residents is a quarter page. **Make checks payable to WSHOA.**

Deadline for articles or to advertise is the 22nd of each month. Ads and articles will be placed as they come in; some ads and articles will not be published if we run out of space. They will be placed in the next month's issue. Get your ads and articles in early! We must have your check/payment at the time your ad is placed. Send to 1906 Hobart Way, Mt. Juliet, TN 37122.

If you see the red sign... call 641-1460!

If the red sign is showing at the S. Green Hills entrance of Willoughby Station or the entrance from Hickory Hills Subdivision, please call 641-1460.

A recorded message will inform you about any incident that has recently occurred or give you timely crime prevention tips.

Call Tricia Moses at 773-2815 if you know of any crime information that should be alerted to the neighborhood.

Please feel free to contact any board member regarding questions or concerns about the neighborhood.

Willoughby Station Homeowners
Association Management
Association Management Services
P.O. Box 1126
Brentwood, TN 37024-1126
615-370-8094

E-mail: assoc.mgt.svcs@comcast.net

Directory

If any homeowner would like a current directory of the neighborhood, please contact Joan at Association Management Services at 370-8094.

Vandalism Policy

In protection of your community assets, the WSHOA is offering a \$500 reward for information leading to the arrest of any person(s) responsible for any vandalism to the common areas, pools, tennis court, basketball courts, playgrounds, etc. owned by the WSHOA. WSHOA will prosecute any offenders to the fullest extent of the law and will seek reimbursement through the appropriate legal authorities for the cost of all repairs as well as any rewards paid. When the vandal is a juvenile, the reimbursement will be sought from the parents or legal guardians.

