

Newsletter

SPECIAL POINTS OF INTEREST:

- Who Can Vote At The HOA Meeting?
- Holiday Cheer Involves Safety
- Use Your Money Wisely



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Forest Pond

FAMILY HOLIDAY TIME

How often do we really spend time with our family? Birthdays, school events, and some holidays!

Take time this year to listen and talk with each other, plan outings together, share some quiet time in front of the fireplace and a warm cup of spiced cider.

Share family pictures and videos with the children, tell them some of the family sto-

ries and history. Go sight-seeing with them during the evening hours to see the holiday decorations in the community.

Start a tradition for your immediate family members and share the customs with the younger members and involve your elders in the sharing and telling.

No matter what the activity is, make sure



Simple Family Traditions Mean So Much More When Seen Through the Eyes of Children

you share it with family - real and extended because after all is said and done - we are all we have!

ANNUAL HOMEOWNERS MEETING

The Forest Pond Homeowner's Association's Board of Directors wishes you all a joyous holiday season!

They wish to remind and invite all of you to

the Annual HOA Meeting at Derita Baptist Church, 2835 W. Sugar Creek Road (across from the old Food Lion), on Tuesday, 8 January 2008 at

7:00 PM. Refreshments will be provided and you will be asked to vote on some very important issues that will effect the future of our neighborhood.

WHAT TO EXPECT AT NEXT HOA MEETING

Next month during the Annual Homeowners Meeting, the Board of Directors will present to you the current status of our affairs.

The meeting agenda will consist of the following points: 1) introduction to all guests, your current Board of Directors and the various Committee Members volunteering their time to improve our neighborhood; 2) a brief word from our CMPD Community Resource Officers Jeff Miller and Zeru Chickoree; 3) a thorough presentation of our financial data for 2007 and projected outlook for 2008; 4) Road construction projects update; 5) HOA dues increase for 2009, at this time this is projected to be an 11.4% increase from \$220 to \$245 annu-

ally; 6) introduction of candidates that are seeking election/re-election to the Forest Pond HOA Board of Directors; 7) explanation of the Quorum rules as they pertain to voting for the Board of Director candidates and as they pertain to approving an increase in HOA dues.

Refreshments will be provided during the meeting and will be located at the back of the room so as not to interrupt the proceedings. Homeowners and residents are all invited to this meeting to learn what is happening in our neighborhood.

Plan to attend this meeting in order to gain a thorough understanding of the events that will impact you and your neighbors

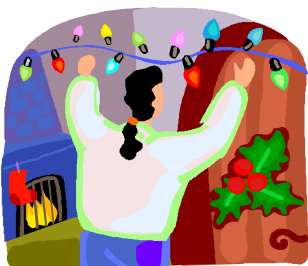


Current Members Votes Count -
Are You Current?

during the upcoming year.

Look for your invitation and proxy in the mail (from Cline & Co) this month - you may mail in your proxy if you can not attend the meeting in person. Only Owners in good, current standing can vote or present issues for discussion during the meeting.

"Each record Owner...will perform all acts necessary to remain in good and current standing"



Light Up Your Home -
Do Not Light Your
House on Fire!

DECORATE SAFELY

The lights and decorations are beautiful to behold and ring out the cheer of the season.

Please remember to use only approved electrical cords and

decorations to light up your happy habitat!

Holiday decorations can be a fire hazard both inside and outside the house - carefully plan where the electrical cords go and

observe all of the safety regulations the cord manufacturer has listed on the cord packaging.

May your holiday season be a joyous one and a safe one as well!

SPREAD OUT HOA DUES PAYMENT

One idea that will be presented to the homeowners at the HOA Meeting is to allow for split payments.

What this means is that starting in 2009 - the homeowner will be given the opportunity to pay their HOA Dues in two payments rather than one lump sum payment.

There are still some details to be worked out by the Treasurer and the accounting firm that handles our finances. The deciding factor will be what state our financial standing is in at the end of 2008.

This move will greatly assist our homeowners that need a boost in spreading out their fi-



Balanced Payments

nancial load over the course of the year.

As we progress more through the year, you

will hear more about this possibility.

PAY HOA DUES ONLINE

Cline and Co, our HOA management partner, has informed us that they are working on being able to receive our HOA Dues over a secure internet website.

They are in the testing and validation phase of this project at this time. They will let us all know when this capability is a reality for all of us.

For a lot of folks, this will

make it much easier to pay the HOA dues as they will be able to pay via credit card versus a check. Easier payment means less bother and we all need an easier time today with our hectic lifestyles today.

Happy Holidays to One And All!



Prevent Freeze Damage
With Insulation

WINTERIZE YOUR HOME

It's that time of the year when we need to take steps to ensure that we are ready for any hard freezes Old Man Winter can throw at us.

For houses in Forest Pond the biggest threat is protecting the outside water faucets from freeze.

This is easily done by using a Styrofoam in-

sulation block from Lowes or Home Depot - \$3 max for each outside faucet. A little hook connects to the handle and a wing nut keeps the block firmly in place.

Editor: Raymond Thomas
1stRaymond@carolina.rr.com

Co-editor: Dove Sifers-Putman
asifers@carolina.rr.com

Co-editor: Cliff Thompson
cliff@ontosolutions.com

RASPBERRY BREAKFAST BRAID

This scrumptious breakfast braid from Smuckers® is a great addition to Sunday brunch!

Ingredients:

Coffee Cake:

2 cups all-purpose baking mix
1 (3 oz.) package cream cheese
1/4 cup butter or margarine
1/3 cup milk
1/2 cup Smuckers® Red Raspberry Preserves

Glaze:

1 cup powdered sugar

1/4 teaspoon almond extract

1/4 teaspoon vanilla

1 to 2 tablespoons milk

Directions:

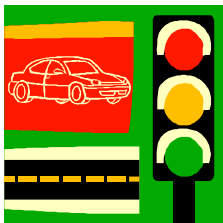
In medium bowl, measure baking mix. Cut in cream cheese and butter until mixture is crumbly. Stir in milk. Turn dough onto a lightly floured surface and knead lightly 10 to 12 times. Roll dough into a 12x8-inch rectangle. Turn onto greased baking sheet. Spread preserves lengthwise down center 1/3 of dough. Make 2½-inch cuts at 1-inch intervals on long sides. Fold strips over filling.



Bake at 425°F for 12 to 15 minutes or until lightly browned.

Combine all glaze ingredients, adding enough milk for desired drizzling consistency. Drizzle over coffee cake.

You can substitute the raspberry preserves with many other fruit preserves.



A Traffic Light May
Soon Rule Our
Entrance!

TRAFFIC LIGHT NEWS

During the past few weeks, we have been seeing work crews at the entrance.

We now know that they are preparing that dangerous intersection

for the installation of a traffic light.

We were told, unofficially, that the signal light would be installed by the end of the year.

Hopefully, that will mean a lot fewer traffic accidents and an easier time for everyone that wants to turn left towards Derita. Happy motoring, y'all!