



# Cardinal Cove Newsletter

Spring/Summer 2008

The annual  
garage sale  
is Saturday,  
June 7,  
2008  
beginning  
at  
8:00 a.m.

**Reminder:**  
  
Please place  
trash  
receptacles in  
your garage  
after pick up  
has been  
made.  
Thank you.

## South Entry Updates Planned

The Cardinal Cove Homeowners Association board of directors has taken steps to renew the landscaping at the south entrance.

This is being done as part of a phased approach to enhance the appearance our community entrances. As you

recall, both entrances had several landscaping improvements including new shrubs and an irrigation system last year.

This spring/summer, the focus will be on the south entrance to remove dead shrubs and trees.

Work is scheduled to begin early May.

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### REMINDER:

School is out  
May 23—

Please watch for  
children at play!

## Planning changes to your home?

Some homeowners have had damage to their homes due to recent weather, i.e. hail, wind, etc.

If you are planning any major changes to the ex-

terior of your home, please remember to file an approval request into the board of directors.

The architectural guidelines and application for

change has been included in this newsletter. Prior approval must be received before work can begin on your home.

# Annual Meeting Recap

The Annual Meeting of the Cardinal Cove Homeowner's Association was held January 23, 2008 at Lawrence North High School. Unfortunately, due to low attendance, a forum was not met, so a formal meeting did not occur.

In lieu of a formal meeting, the 2007 projects were reviewed with attendees, including new landscaping and irrigation systems that were installed.

Mike Davidson from Reserve Specialists, Inc. presented the multi-year reserve study for Cardinal Cove. This study outlines the time peri-

ods in which improvements will have to be made to the common areas of the community, and forecasts the related expenses. The annual dues for 2008 were increased to help meet the needs to fund our reserve to meet these forecasts. Specifically, two costly projects over the next few years will be dredging of the pond and the placement of rip-rap rock around the bank to prevent future erosion.

A copy of the reserve study is available to all residents. If you'd like a copy, please contact Holly Schwomeyer at Kirkpatrick Management—the number is 570.4358 x49.

## IMPORTANT NUMBERS

### Board Members

Ron Metsker, 7819 CCN  
578.1223

Kelly Dyer, 7780 CCN  
570.8693

Molly Alberts, 8048 CCE  
915.1773

John Strauss, 7818 CCN  
594.9781

Ray Parrish, 7917 CCS  
570.9353

Allison Krill, 8002 CCE  
796.4223

### Kirkpatrick Management

Holly Schwomeyer,  
Property Manager  
570.4358 x49

## What does the Homeowners Association do?

Several homeowner have asked the question, "What does the Homeowners Association do for me and my home?"

Your homeowners association manages the common areas, including mowing and mulching, care for the entrance signs, insuring insurance coverage is provided on the common areas, oversees home-

owner compliance with the covenants and restrictions, manages the annual budget, and manages care to the pond.

Some of the annual fees pay for these expenses and some are placed in a Reserve Savings Account for future major improvements.

(see Annual Meeting section above).

The board members are all volunteer and work to serve the common good of the community. Board meetings are held quarterly, with an annual meeting held in January of each year.

If you would like to serve on the board in this volunteer capacity and become part of your community, please contact Holly Schwomeyer at the number above.