

MERITAGE



A newsletter of Meritage Maintenance Corporation

Meritage under New Management

On behalf of the Meritage Maintenance Corporation Board, we are delighted to inform you that we, as active board members, are now managing all aspects surrounding the maintenance of our community. Our contract with BC Communities was officially terminated as of January 1, 2011, and we have prioritized working diligently on updating our finances (specifically relating to our chronic delinquency problem among our community and making strategic decisions on managing those homeowners who are delinquent). We are also in the beginning stages of creating necessary process documentation for future board members so that there will be a seamless transition to those who will follow after us.

We are organizing our annual meeting, which will be held on Tuesday, May 10, 2011, at Keene Elementary school beginning at 7:00pm. We encourage you to attend this meeting so that you are able to voice your concerns about our community and vote on important issues. This is your opportunity to show your active participation among your neighbors. We have taken on a great responsibility of managing our community, and in doing so, we will be saving the fees associated with hiring a management consulting firm. That being said, our chronic delinquency has made it impossible for us to take full advantage of passing those savings on to you, the homeowner. Because of the 24 delinquent homeowners who have refused to pay their contractual association fees, we will be maintaining our \$300 yearly assessment fee. It will be impossible for us to lower our yearly assessment fee while carrying the financial burden of those delinquent homeowners. Their current outstanding balance is \$20,917. Their lack of respect and response to our

Board Members

- Kim Resnick
- Joseph Johnson
- Thomas Kim
- Syl Legutko
- Edith White
- Jimmy Harrington
- Abraham Philip

continuous efforts to collect these outstanding fees directly impact a significant portion of our yearly maintenance costs (i.e., collection letters, attorney fees, lien processing fees, etc.).

We have sincere intentions of managing our community to the best of our ability. We will strive to keep the integrity of our neighborhood high in light of those who take blatant advantage of their contractual obligations. We are confident that we will manage our community successfully. We hope you will join us at this year's annual meeting and we look forward to working with you in making our community the best it can be!! Thank you!!

– The Meritage Maintenance
Corporation Board

Transworld System

The Meritage Maintenance Board was formed in May 2006, and it sent out the first assessment in June 2006. Unfortunately, we have some homeowners that have never paid their annual assessment fee. Due to the chronic delinquency rate in our community, the Meritage Maintenance Board of Directors has signed a two-year contract with Transworld Systems for a flat fee of \$699.50. Transworld has many years of experience of collecting unpaid dues of Home Owners Associations (HOA), and it presently has contracts with Limestone Hills and Westover Hills. The company began in 1970 and now uses a web-based system that allows its clients to see Transworld Systems' debt recovery activities on a

daily basis. During the last decade, Transworld Systems has recovered 6 billion dollars in debt from their 200,000 clients. Since Meritage Maintenance Corporation (MMC) paid a flat fee, all recovered funds will be paid directly to MMC.

There are currently 24 delinquent homeowners with a total unpaid assessment balance of \$20,917. The Meritage Maintenance Corporation board is confident that Transworld Systems will be successful in collecting a significant portion of the \$20,917 debt. If you would like to learn more about Transworld Systems, please visit their website at <http://www.transworldsystems.com/>

**If you need to contact the Board,
please send your inquiries to:**

P.O. Box 9243
Newark, DE 19714-9243
meritagemc@gmail.com

As we embark on this new journey of managing our corporation by ourselves, let us be guided by the following principles:

One must learn by doing the thing; though you think you know it, you can't be certain until you try.

– Sophocles

Nothing would be done at all if we waited until it could be done so well that no one could find fault with it.

– Cardinal Newman

Treasurer's Report

In the February budget, a total of \$33,114 was collected from the community and 24 homes remain in delinquency with outstanding balances totaling \$20,917 from both previous and current dues.

The community expensed a total of \$20,180 year to date. New charges approved by the board include a community computer, printer and portable hard drive to manage community affairs required after the dismissal of BC Consulting.

2010-2011 February ME Financials

| Activity Description | 2010-2011 FY Budget | | YTD Actual | | B/W |
|----------------------------------|----------------------|----------------------|-----------------|----------------------|---------------------|
| | Expense Details | Forecasted Budget | Expense Details | 2010-2011 Actual | Diff |
| HOA Annual Dues/Deposits | | \$38,400.00 | | \$33,114.45 | (\$5,285.55) |
| Forever Green Landscaping | | (\$20,154.00) | | (\$11,309.00) | \$8,845.00 |
| Mowing | (\$6,500.00) | | (\$4,497.00) | | |
| Core Aeration | (\$2,514.00) | | \$0.00 | | |
| Fertilizer | (\$800.00) | | (\$507.00) | | |
| Playground Border | \$0.00 | | \$0.00 | | |
| Playground Mulch | (\$2,100.00) | | (\$780.00) | | |
| Pond/Storm Management | (\$2,100.00) | | \$0.00 | | |
| Mulching & Pruning & Flowers | (\$640.00) | | (\$120.00) | | |
| Sign (No Trespassing) | (\$500.00) | | \$0.00 | | |
| Snow Removal | (\$5,000.00) | | (\$5,405.00) | | |
| Millers Tree Service | | (\$1,000.00) | | \$0.00 | \$1,000.00 |
| Tree Removal | | | | | |
| BC Consulting Inc. | | (\$10,836.00) | | (\$5,729.16) | \$5,106.84 |
| Property Management | | | (\$5,729.16) | | |
| Nationwide Insurance | | (\$1,425.00) | | (\$1,509.00) | (\$84.00) |
| Insurance | | | | | |
| Delmarva Power | | (\$360.00) | | (\$177.69) | \$182.31 |
| Electric | | | (\$177.69) | | |
| Legal | | (\$4,000.00) | | (\$306.64) | \$3,693.36 |
| Lawyer Fees | | | (\$306.64) | | |
| Legal Misc | | | \$0.00 | | |
| Miscellaneous | | (\$625.00) | | (\$1,149.31) | (\$524.31) |
| PC, Printer, Hard-drive | | | (\$759.97) | | |
| Geese Management | | | (\$75.00) | | |
| Printing | | | (\$188.70) | | |
| Community Mail Box | | | (\$62.00) | | |
| Other | | | (\$63.64) | | |
| Total Expense | Total Expense | (\$38,400.00) | | (\$20,180.80) | \$18,219.20 |

Current Delinquents

| House No. | Street | Years Past Due | House No. | Street | Years Past Due |
|-----------|-------------------|----------------|-----------|-------------------|----------------|
| 6 | Bordeaux Blvd. | 2 | 160 | Haut Brion Avenue | 1 |
| 8 | Bordeaux Blvd. | 2 | 161 | Haut Brion Avenue | 1 |
| 9 | Bordeaux Blvd. | 2 | 172 | Haut Brion Avenue | 4 |
| 13 | Bordeaux Blvd. | 1 | 179 | Haut Brion Avenue | 2 |
| 107 | Haut Brion Avenue | 1 | 184 | Haut Brion Avenue | 2 |
| 110 | Haut Brion Avenue | 1 | 3 | Latour Lane | 2 |
| 119 | Haut Brion Avenue | 1 | 5 | Latour Lane | 4 |
| 126 | Haut Brion Avenue | 4 | 10 | Latour Lane | 2 |
| 133 | Haut Brion Avenue | 4+ | 15 | Latour Lane | 2 |
| 136 | Haut Brion Avenue | 4 | 201 | Margaux Circle | 1 |
| 137 | Haut Brion Avenue | 4 | 2 | Mouton Court | 4 |
| 151 | Haut Brion Avenue | 3 | | | |
| | | | | | |

It is important for the community to know that we cannot sustain for long the services you expect with a delinquency rate of nearly 20%. Moreover, this level of delinquency places undue burden on those who are faithfully paying their dues. The board is resolved to seek appropriate legal remedies for dealing with those who choose not to pay their fair share.

Don't Forget!

Our annual community meeting will be on **May 10, 2011, at Keene Elementary school beginning at 7:00pm.** Mark this date on your calendar and be sure to attend. Your participation is absolutely essential for making decisions impacting the community. Exercise the power of your vote for the benefit of all!