



# PARK OLYMPIA

## PROPERTY OWNERS' ASSOCIATION

### NEWSLETTER



**Volume 1, Issue 40**

**DECEMBER 2011**

#### **Board of Director's Quarterly Meeting Summary:**

The BOD's meeting was held on November 16, 2011. The following issues were discussed:



- Financial Review
- Renewed lawn service and manager's contracts
- Approved review of 2011 financials by a CPA
- Approved four resolutions due to 2011 Texas legislature
- Approved 2012 Budget/\$205 yearly dues
- Approved additional sprinkler repairs
- Accepted resignation of Bruce Brinson

#### **Your Current Board of Directors**

President: Rickey Brown  
Vice President: Rickey Brown  
Treasurer: Brian Carter  
Secretary: Elmer Johnson  
Member-at-large: Linda Peebles

#### **Management Company**



If you have questions, need information or have complaints related to the Association, please contact:  
Mr. Randy Blackburn at (210) 391-4696, or fax (210) 494-8999  
Send correspondence to:

The Park Olympia Property Owners' Association  
Attn: Randy Blackburn  
P.O. Box 340489  
San Antonio, TX 78234-0489  
Email: [cmtymgr@sbcglobal.net](mailto:cmtymgr@sbcglobal.net)

#### **Notice of Next Meeting:**

The next meeting is tentatively scheduled for Wednesday, February 15, 2011. It will be held at Olympia Elementary School at 6:30 PM. This is our Annual Meeting.

Issues on the agenda:

- **Financial Review/2012 Budget**
- **Election of Officers**

Come to the meeting and possibly win a gift certificate. This is your neighborhood. Please come and be active in Park Olympia's future.



#### **National Night Out! – Great Success**

Thanks to everyone who helped and participated in NNO.

#### **COMMITTEES**

In order to protect the values in our homes, POPOA is in need of volunteers for the following committees:

Architectural Control: Roy Leonard/Irwin Cooper

Social Events: Rickey Brown/Carla Cooper

Newsletter: Rickey Brown

Safety: Doug Johnson/Irwin Cooper

Landscaping: Carla Cooper

**Please contact the Manager by email to sign up for a committee.**



## Financial Report

<b>Park Olympia Financials to Date:</b>	
<b>As of November 2011</b>	<b>2011 collection rate 98%</b>
<b>Current Assets:</b>	
Money Market Account	\$17,316.77
Checking Account	987.86
Certificate/Deposit	3,465.74
Accounts Receivable	(405.31)
<b>Total Current Assets</b>	<b>\$21,365.06</b>

## Manager's Report

By Randy Blackburn



## NEW DIRECTORS NEEDED

**At the next annual meeting the Association will have four vacancies to fill. The terms will be one to three years. Please consider serving your community.**

## 2011 TEXAS LEGISLATURE

Too many changes to address in this newsletter please refer to the bills below:

The bills referenced above are: House Bills 8, 362, 1228, 1278, 1821, 2761, 2779 and 3391 and Senate Bills 101 and 472.

The text of these bills is available at:  
**<http://www.capitol.state.tx.us/>**

### 2011 Texas Legislature

**Meeting Notices:** Park Olympia board meetings have always been open to residents and we strongly encourage you to attend. Effective in 2012 owners must be given notice of date, hour, place, and general subjects. The notice may be given in either of two ways.

1. Mail to each owner 10 to 60 days in advance, or
2. Post at least 72 hours in advance on a website and email each owner who has registered an email address for this purpose.

Our meeting notices will be posted on our web page and emailed to all owners who have provided their email address to the manager. This is not much change than what the Association has already been doing. An Executive session is still allowed for certain items and each decision must be orally summarized upon return to regular meeting.

Additional info from last meeting.

1. The Association continues to work with the Peppermill Apartments with an erosion problem on the outside of the cinder block wall. Change in maintenance manager has delayed start of project.
2. There are a number of cap plates on the Universal City Blvd wall that are loose. The manager will get bids for repairs.
3. Next year the landscaper will not be mowing as often. This change was required due to the lack of rain the last few years and a lot of money being spent when there was nothing to mow. Adjustments will be made if required.

**REMINDER:** Please make it point of placing your trash containers and recycle bins in the garage, behind your fence, or on the side of the house on non-trash days. Lids should be on all containers when in use. Trash containers and recycle bins left in front of the garage door or on the porch really don't add to the curb appeal of your homes or your neighbors. This helps with the curb appeal of the subdivision. Your assistance is appreciated.

**Resale certificates:** If you are planning to sell your home and need a resale certificate, your request must be accompanied by the required payment of \$75.00 and mailed to management. Checks will be made out to Park Olympia POA. Your realtor will have the appropriate form to request the certificate.

### Park Olympia Web Page

If you would like to be added to the email list or if you have a change, please let me know. Also, please keep me posted on any changes of address. On the web page there are copies of all the legal documents and other information about the Association and the community. The web page address is as follows: <http://www.neighborhoodlink.com/universal/pop/>

**The agenda for the next meeting will be emailed and posted on the web page. Please provide an email to the manager if you are not receiving the newsletter by email. Thank you.**

