

Willow Pointe Condominiums

6630 Willow Pointe Drive Huntsville, Alabama 35806

Newsletter

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2015 Board Members

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LETTER FROM THE PRESIDENT

Welcome our new Facility Manager – Our January Newsletter announced that Mr. Anthony Krones would be our new Facility Manager. Anthony started as our Facility Manager Contractor February 15 and many of you have already met him. Mr. Krones sent all our homeowners and tenants a letter of introduction. Fellow Homeowners and Residents, Anthony is like a breath of fresh air – HE GETS THINGS DONE!!!

He's wisely taken counsel from Hughes Properties and our own Raymond Moore and is rapidly taking the reins of running our daily operations more effectively than we've seen in years.

One consequence of Anthony's dedication is bound to be direct conflict with those residents who refuse to comply with the Rules and Regulations set to preserve the peace and environment of all Residents. Anthony has the full support of the Board of Directors and is tasked to rigidly enforce the published rules and regulations of the Association.

Property and Facility Manager Inspection Findings – Our initiatives to enforce compliance with our Condominium Covenants, Rules and Regulations (CCRR's) has not been flawless. We've made some errors associating violations with the correct Units, but we're trying hard and we're making progress. If you've received a violation notice you believe is not your violation please let our Facility Manager know, or write us a letter and we'll correct our mistakes. Meanwhile we ask for your help and your patience in getting the violations under control.

Remember – you have a right to expect the rules and regulations to be enforced for the benefit of us all. The Rules and Regulations have been established to protect us all against unsocial behavior a few residents might otherwise practice to the detriment of the rest of us. We have a right to a clean, quiet, uncluttered environment where other residents aren't allowed to offend us with their inconsiderate or thoughtless acts that fall outside the bounds of civil behavior. We have a right to expect our neighbors to contain their own trash and clutter within the confines of their own properties without forcing the rest of us to live in such clutter. And we have a right to expect our neighbors to maintain their properties so it doesn't appear we're living in a run-down neighborhood with no pride.



SPECIAL NOTICE

**Annual Homeowners Meeting is Next Month!
Tuesday, April 21 at 7:00 PM
Homeowners and Family or their Proxies only
Election of 5 Board of Director Positions
State of the Association Presentation
Meet your Board and your Neighbors**

Folks, it is through enforcement of the CCRRs that we preserve these rights for us all. Our rules are well published. If you have a problem with any of them you should advise our Board of Directors of your problem. Meanwhile, if you are challenged as violating the rules, be cooperative. There's nothing personal about our enforcement. We are protecting the rights of the other 119 residents living in our same neighborhood.

Needless Expenses – We're still bleeding precious resources because some people won't dispose of their trash as they should. Every time we have to hire someone to clean up garbage, whether it is a used mattress, water heater, or just plain trash bags left outside our dumpsters it costs us no less than \$100 from our treasury. Folks, all trash must go in the dumpsters. The dumpster drivers are not allowed to exit their trucks to pick up anything left outside the dumpster. We have to do that, and we don't pay someone to hang around to do it. We have to hire it done on a case by case basis. It's your money we're having to spend. If you see someone doing that, please challenge them to put it in the dumpster. If you can identify who is doing it, let us know and we'll bill the charge to the homeowner responsible.

Willow Pointe Announcements & Notes

Fire Safety – Fireplaces cannot safely burn newspapers and random trash. Burning embers from papers tend to rise through the chimneys and settle on surrounding roofs. Papers and random trash tend to clog chimney flues creating another fire hazard. In these cold winter days many fires are caused by improper use of fireplaces or by chimneys which have not been cleaned. Let us not be a victim of such misuse. Make sure your fireplace chimney is cleaned on a regular basis and don't burn trash in the fireplace.

Recent Accomplishments - 2015 has brought a lot of change for Willow Pointe just in the first 2 months of the New Year. We've replaced the neglected and weatherworn sign at the entrance with a new modern sign that bespeaks pride of ownership to those entering our complex. We've hired a Facility Manager with an outstanding work ethic who prides himself in his work and his job. We've replaced a major portion of our underground electrical network with new wiring installed to current standards that should eliminate a great number of faults and failures we've suffered over the past few years. We've begun ridding our neighborhood of junk vehicles irresponsible owners have refused to move for years. And finally we've initiated a rules and regulations enforcement policy that seems to be working.

Near Term Accomplishments - We continue our work toward improving the appearance of our neighborhood with new fencing planned for the front section of our weatherworn and aging fence line and planned tree trimming complemented by landscaping of the pool borderline. New building identification signs and vinyl siding washing are planned for near term improvements. We hope to get the unpainted stairwells completed by spring.

Budget Performance - Of course we'd all like to have all these esthetic issues completed immediately, but budget constraints demand continued patience. Operating costs, health, safety and essential maintenance demands must take priority in our funding allocations. Our goal toward achieving a sustainable budget by 2016 still appears viable and on track. We've got to keep our spending controlled and our belts tightened until then to have any chance of overcoming the deficit we'd allowed to develop between our budget and realistic operating and maintenance costs.

Long Term Plans - We have a 5 year plan for Maintenance and Improvements phased to our projected income and expenses over those years. This plan is, of course, a work in progress as we have to continually adjust for surprises and findings of new work needed. If you have any ideas or suggestions you'd like the Board to consider please give us your ideas and suggestions. Just write it up and give it to any Board Member or drop it into the black suggestion box located at the front of the Clubhouse

building. The Board is always anxious to get any suggestions our members or their tenants may have. We can work those ideas into the overall scheme for sustaining our neighborhood.

Annual Homeowners Meeting and Elections – The next annual meeting of the Members of the Association will be held at 7:00 PM, April 21, 2015 in the Association Conference Room. This meeting is held once each year as specified in Section III of our Bylaws and will be limited to Homeowners and their families only or their designated proxies.

The Homeowners meeting will include election of Officers to represent them on the Board of Directors of the Association. Ordinarily these elections would include 3 of the 9 Board of Director positions established in our Bylaws, but this year we have additional vacancies that must be filled. We will have 5 positions up for election at the April 21 meeting.

Our nominating committee is supposed to have a slate of nominees for all vacancies but our efforts to date have failed to produce 5 qualified candidates willing to accept appointments to the Board. We will need nominations from the floor to fill the slate of vacancies to serve for the next 3 years. Please consider serving for a term yourself, or if you know someone you believe would make a good Board Member, get their agreement and qualifications together for nomination from the floor.

Qualifications to serve on the Board are very straight forward. There are only 3 qualifications. Nominees must be:

1. Willing and Able to serve
2. Assessments and fees paid - no pattern of recurring Rules and Regulations Violations.
3. No conflict of interest.

Article V Section 1 of our Bylaws state that nominations may be made from among members or non-members so family members, friends, or relatives are all viable candidates for nomination to represent you on the Board of Directors that govern our Corporation and Association.

The Board will present a summary state of the Association to the members, review our budget performance and plans, and in general discuss any matters members may wish to bring to the Board at that time.

A regular meeting of the Board will be conducted at 6:00 PM before the Annual Homeowners meeting that members and non-members are welcome to attend.