

Willow Pointe Condominiums

6630 Willow Pointe Drive Huntsville, Alabama 35806

Newsletter

May 2015
Volume 5, Issue 3

2015 Board Members

President: John Southern
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Vice President: Izzy Miller
Treasurer: Linda Riley
Secretary: Kathy Wigley
Board Member: Jeff Confer
Board Member: Jonathan Fitchard
Board Member: Raymond Moore
Board Member: Peggy Sieb
Board Member: Aaron Wigley

Financial Manager: Richard Elmes
Facility Manager: Anthony Kronos
Tel: 256.217.1888



Annual Homeowners Meeting – The 2015 Annual Homeowners meeting convened in the Clubhouse April 19. We had a full house and good participation by attending Homeowners. Questions regarding budget items over the past 2 years were discussed and answered. The 2015 budget was presented. Discussions included the rationale for the 3 year budget plan approved by the Board in 2012 – i.e. to achieve a sustainable budget with sufficient fees income to pay expenses by the year 2016.

Key accomplishments for 2014 were:

- Opened Pool and Clubhouse
- Increased Security Patrols and Lighting
- Controlled Spending to Recovery Plan
- Established 5 Year Upgrade and Improvement Plan
- Initiated sidewalks Repairs Program
- Initiated Tree Trim Program
- Substantially Reduced Arrears
- Finalized Tow Away Policy
- Improved Facility Manager Problems

Key Goals for 2015 are:

- Improve Racial Relations
- Continue 2016 Sustainable Budget Initiative
- Reduce remaining Arrears
- Enforce Rules and Regulations
- Reduce Safety Hazards
 - Repair worst sidewalks
 - Tree trimming
 - Vent Repair/varmint Removal Program
- Improve Neighborhood Appearance
 - Entry and Roadway upgrade
 - Clean Vinyl Siding
 - Complete Stairwells
 - Pool Landscape
- Upgrade failing electrical distribution
- Reconsider Antenna Installation Restrictions

SPECIAL NOTICE

**Watch for a Party at the Pool Opening
Memorial Day Weekend.
Fliers will be distributed when arrangements
are complete**

Homeowner questions of needed repairs and upgrades were discussed for inclusion in the Association's five year plan for maintenance and improvements. Fraying carpets and unfinished stair treads were reported as a particularly potential safety hazard. The Facility Manager assured Homeowners he'd get someone to inspect and fix dangerous carpet immediately and get the treads treated to reduce their hazard before winter.

The vacancies on the Board of Directors were filled with the candidates previously provided by our Nominations Committee and nominations from the floor. There were equal numbers of nominations as vacancies so no vote was conducted – the slate of nominees were appointed by default. New Directors appointed to the Board are: Jeff Confer, Jonathan Fitchard, Raymond Moore, Peggy Sieb, and Aaron Wigley. The Board will appoint new Officers at the regular Board Meeting next month, May 19.

The next Annual Homeowners Meeting will be held April 19, 2016 at 7:00 PM in the Clubhouse conference room.

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Equal Rights to Rules and Regulations Enforcement

– 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 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 their clutter. And we have a right to expect our neighbors to maintain their properties so it doesn't appear we're living in a neighborhood with no pride. Folks, it is through enforcement of the Rules and Regulations that we preserve these rights for us all. Our rules are well published and a copy accompanies this Newsletter. If you have a problem with any of them you should advise our Board of Directors of your problem. There will be instances where special circumstances may warrant special accommodations, but these must be approved in advance by the Board of Directors and justifiable to the rest of our residents. 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 residents living in our same neighborhood and the Homeowners who have invested in our property.

Revising our Preventative Maintenance Program – Our budget includes an allowance of \$500 per month to handle small jobs that can be handled more economically than using a general contractor. We recently diverted those tasks to a small minority owned business that is performing with astonishing success. You may have noticed some of the fruits of their labor. The heat pump fences are rapidly recovering from neglect. The clubhouse trimming has been restored. The weight room, spa and rest rooms have been restored to use. These, and numerous other small jobs are being attacked by this small group of workers.

Unfortunately some insensitive residents have subjected the ladies employed by the contractor to sexist remarks. These ladies deserve our respect and applause without having to condone such harassment. Stop it!!! It isn't cute. It isn't respectful. It will not be tolerated.

Key Card and Parking Permit Reissue – We've previously advised that our initial key card and parking permit program experienced catastrophic failure. Our Hardware has failed, our computer software and records are

not reliable or complete. As inconvenient as it may be, we're going to have to start over and do it right this time.

We've upgraded our hardware and ordered new supplies to support reissue of the cards, stickers and posters. Our new Property Manager, Anthony Krones, is information processing experienced and fully capable of managing the recovery from our faulty system. He has agreed to take the job on as an integral part of his job and to manage the work the system contractor needs to do to restore full and reliable use. Anthony will be contacting all residents and homeowners to register or reissue their cards as quickly as we can get the system up and operating correctly again.

Improper Antenna Installations – There continue to be satellite dish antennas left on the Common Elements of the Complex. None of these antennas are authorized and they must be moved to comply with Federal Communications Commission regulations, i.e. totally contained within the bounds of the porches and balconies reserved for sole use of your Unit. The Board of Directors has been unable to find a practical way to allow installations on common property. Our Property Manager, Mr. Anthony Krones, will contact the owner of each improper installation to assist in relocation.

NAACP Urges Changes – The Huntsville-Madison County Branch of NAACP has charged that members of our Board of Directors have performed discriminatory practices including use of derogatory words and inexcusable profiling of residents and guests. A meeting with NAACP executives and an Activist group led by Mr. Burks convened April 19 to explore these charges. One instance of the use of derogatory words was established. Other allegations from 14 residents and guests appear based on perception rather than fact. As usual there are two sides to every story and it appears well intentioned acts have been interpreted by some as harassment. Never the less there can be little doubt that a significant number of residents feel they've been treated unfairly even though the Board believes it was just enforcing the rules.

The Board of Directors passed a resolution that includes a plan of action to improve community relations and the neighborhood environment for the benefit of all Homeowners and Residents. The NAACP offered to help us continually improve our awareness and programs.