

August - September – October 2011



Upcoming Events:

- Nov 1: Dues are due.
- Nov: 2 Annual HOA meeting

P.J. Morgan
Contact Info:

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SCV Board of Directors:

President Tanya Owen
1st VP Brice Gadjoro
2nd VP Michele Babbitt
Secretary Christina Elf
Treasurer Fred Scarpello

HOA

Working On:

- ❖ Bringing fire suppression system online to Crown Point Plz building.
- ❖ Heating foreclosed units to prevent freezing of fire suppression piping.
- ❖ Repair of sink hole near 6021 N 167th Terrace Plaza.
- ❖ Repair drainage issue near 16774 Laurel Plaza.
- ❖ Replacing exterior garage lights.
- ❖ Mold mitigation on 17654 Crown Point Plz to prevent further damage to building. Will repair and pursue lien if bank does not repair.
- ❖ Contacting owners in arrears & pursuing foreclosure on 2 units.
- ❖ FHA renewal.
- ❖ Insurance bids (Farm Bureau will not be renewing our policy).
- ❖ Snow removal bids
- ❖ 2012 budget
- ❖ ACR form requests for direct TV.
- ❖ Winterizing underground sprinkler system, replacing damaged heads.
- ❖ Dead tree removal, pruning and chemigation.
- ❖ Appoint a replacement for Jen Amatulli VP/Director position.

Completed:

- ❖ Siding repairs, including golf ball damage on golf course.
- ❖ Replaced damaged downspouts throughout community.
- ❖ Lightning strike repairs to Laurel Plaza building.
- ❖ Approval of deck stairs.
- ❖ Water meter repaired for building (6005 N 167th).

On the agenda:

- ❖ Reduce cost of phone lines for fire suppression system
- ❖ Decommission unused meter on golf course
- ❖ Leasing of units
- ❖ Mailbox light timer
- ❖ Rain sensor for sprinkler system

Annual HOA Meeting

Annual meeting is being planned for early November. Once details are finalized, notices will be mailed out. Owners will not be able to cast their vote if more than 60 days delinquent in any payment due the HOA.

The following will be on the agenda:
Directors/Officers elections (2 year term)
Ratification of the 2012 budget
Bylaws amendment of the dog weight limit

Please send your Director nominations to the Board or Beth.

Treasurer's Report



- September was a good month in the collection of a little over \$6300 in back dues. One homeowner made a payment of \$4500 in order to avoid foreclosure proceedings. US Bank also made a payment of \$1870.
- September revenue was \$16,972.98.
- September Expenses were \$16,027.51.
 - In addition to the monthly expenses, payments were made to Ahern (\$1,398) for work on the fire suppression system and to our attorney (\$2,000).
- \$3,550 payment made to Certified Siding was paid out of the insurance proceeds account.
- September month end balance was \$945.47.

Developer

As you may have noticed, the 12 plex is underway. Lockwood Development has purchased the 12-plex along with the empty lots.

The Board met with the project manager to align on expectations. Architectural design will remain the same but cedar was requested to be used on the balconies. The Board is reviewing and your feedback is welcomed.

The 12-plex is expected to be finished at the end of the year and depending on sales,

Please contact Beth should you have any issues during the construction process.



Covenant's Corner



- ❖ Garbage Cans
Reminder that garbage cans must not be stored outside. Fines being issued for noncompliance.
- ❖ Super Saver flyers
Please pick up and dispose of the flyers.
- ❖ ARF forms
Please make sure to fill out the request form **before making** any changes to the exterior of your unit. This includes satellite installation. Fines will be issued for noncompliance.
- ❖ Renting
Units can be rented, however, leases must be approved by the board. Please contact Beth if you are leasing your unit.
- ❖ Dogs
Reminder that the Bylaws state dogs must be under 45lbs. Amendment of this Bylaw will be put to vote at the annual meeting.
- ❖ Parking
Reminder to not park or drive on the lawn. There are sprinkler heads that can be damaged.
- ❖ Speeding
We have a lot more people and kids on our streets. Please slow down.

Legal



❖ Midwest Home Improvement

Reviewing legal options versus costs.

❖ Safford

Waiting on the Judge to resolve two pending motions.

❖ Triton

Dispositions completed. Dispositions proved helpful to the case and potential recovery of \$370,000. Moving to put this on a contingency fee of one-third of what is recovered.

New Members

Jason Brown has joined the Architectural Committee. He is leading the project of replacing the exterior garage lights. Thanks Jason for your time & commitment!

Michele Babbitt was appointed to fulfill the remainder of the Director and 2nd Vice President term. Thanks Michele for your time and commitment!