

Fairways of Sherrill Park HOA 2019 Annual Meeting

State of the Association

Presented by John Fritsche, 2018 President

Overall financial condition

- Like the tip of an iceberg, the following comments represent a small percentage of director activities and committee chairs. For example, in addition to this annual meeting, directors participate in each of the monthly board meetings. In addition to the monthly board meeting, directors also participated in meeting at the offices of NMI, City Council morning breakfasts and a couple at director homes.
- We, your Board of Directors, believe the Association is in good overall shape. As our Treasurer, Kip Balsley will outline, it is strong financially. Members want to know how their money is being spent, so he will address where our money was spent in 2018; he will review where this leaves us at year end on our balance sheet with retained earnings and our reserve fund; and, in commenting on the 2019 budget, he will tell us how our money is going to be spent. His comments are the roadmap for members wanting to know and understand how the HOA deals with member money... past, present and future.
- But this is not the only opportunity to hear about financials.
- At each monthly board meeting, our treasurer reviews the monthly financials. Members who may have a strong interest in month-to-month financials are invited to attend, listen and ask questions.
- Monthly financial statements are posted on our website, www.sherrillpark.com. The website contains financials back to July, 2011; meeting minutes are there also.
- Last year's meeting included a presentation by Kevin on the Reserve Study (Study). The Study was the precursor work for the establishment of a reserve fund to provide money for the repair and maintenance of the significant physical assets for the neighborhood. You may see Reserve Study Review and Implementation on the HOA's website at <http://www.sherrillpark.com/NEWNews.html>
- This year we will preview a similar reserve fund to provide money for implementing a long-range plan to undertake landscape improvements for the neighborhood. The Board has hired Carol Feldman; Landscape Architect, Feldman Design Studios, Several directors met at Lynn Livingston's home with Carol to review some initial concepts and passed a motion to further develop and fund the project. Carol will present and review some of the key steps to launch the program.

Regarding our board and management company

- Our HOA has a strong, experienced board of directors this year and will have a strong board next year. Four of the five candidates on the ballot are incumbents, so regardless of who is elected, we will have deep experience on the board.
- And last, we have a strong property management company looking over our shoulder. This should be of comfort to all of us knowing that there is a safety net helping the directors from wading into water over our heads.

Events

Moving into other areas, the HOA conducted four events this year

1. Easter Egg Hunt
 2. 4th of July parade
 3. National Night Out
 4. Angel Tree, including a visit by Santa
- The Welcome Team organized two “Meet Your Neighbors” Receptions. These events are fairly recent in origin, with the first one hosted on September 24, 2015 at Larry and Dallie Bassuk's home. This year the Spring event was May 10th at Lynn Raney's home, and the Fall event was October 25th at Donna and Richard Peyton's home. These have proven to be very well received events and garnered much positive accolades.
 - We also want to make sure we recognize the time and effort contributed by Travis Phemister, Grace Laster, Fabienne Sinnreich and Traci Ahangrazadeh with the setting up and taking down of the beautiful lights and wreaths, at the main entrance on Wyndham and the entrance on Primrose.
 - And what report for the past year would be complete without commenting on the continuing vehicular assaults on our properties. As you'll recall, we sustained two collisions in our perimeter last year, both of which have been repaired. We were thinking we might get lucky this year and skip another incident. Unfortunately on December 10th, AFTER the monument lights and wreaths were put up, another collision occurred, this time into the east side monument. Fortunately, no one was injured, just the smashed monument, the spotlight and the newly installed holiday lights, plus some landscape damage. We believe we will shortly have a settlement check in hand so that repairs can begin.
 - We will have more to say about our perimeter wall later in the meeting.

A couple of big vendor changes the past year

- We switched to a new insurance carrier for the HOA. This is not too exciting, so I'll just say, in summary, we realized a nice decrease in annual premiums, and actually improved our coverages at the same time. We appreciate Teena helping us locate the agency choices for the Board to pick from. Our new agent made a presentation at the **August** meeting for the Board and visitors.
- In the landscaping area, the HOA had to make a difficult decision to cut ties with our very longtime landscape company Manders Maintenance. While this was in the works for more than a year, it can be boiled down very simply. The business model they relied on since their beginning was based on the heavy use of seasonal workers from Mexico. This model apparently worked very well for them... until about two years ago. They ran into federal immigration limitations, which resulted in understaffed crews, and diminished ability to provide all the services contracted for, namely mowing services. The effects in 2017 were somewhat minor, meaning a few missed mowings

during prime growing season. Even though we were promised it would not repeat in 2018, it was actually even worse, resulting in several months of bi-weekly mowings instead of the contracted weekly mowings. Long story short, we determined, given these circumstances and the dimming prospects for improvement coming from Washington, it was time to change. Again, NMI presented us with several prospects from which to choose, and after sorting through the numbers, calling references and a final interview with the owner and our representative at NMI offices, we selected Sunset Landscape services.

Things to Come

- Additional beautification. Our grounds are showing signs of age. This includes not only the vegetation, but the physical elements as well. Our Beautification Committee is at work gathering ideas and will translate the ideas into plans to maintain and enhance to look and feel of our community. More about this in the last part of the meeting.
- The Board will be meeting in regarding actions to address the study's recommendations, most importantly perimeter fence work and the fence along Jupiter, south of Primrose. Again, more about that in a few moments.
- One of the directors will be taking a hard look at the HOA's bylaws to see if or what recommendations could be made for changes. This task would be the next logical step following the rewrite of the Declaration a few years ago.

Committees Need Your Help

Our board of directors would like to deeply thank and recognize all of the volunteers that help make our HOA great. We need volunteers for things to work. A great trait of our volunteers is that they do their work not seeking recognition, not seeking self-adulation, not seeking a spot light for themselves...just neighbors genuinely seeking to help neighbors and our neighborhood without drama.

The following are the committees, in alphabetical order, :

- **Activities:** one of our newest neighbors, Barb Claycomb, has volunteered to continue to Chair this committee for the coming year. She really needs volunteers to help run each of the major events mentioned earlier. Please watch for emails ahead of an event and see if you can help.
- **Architectural Control (ACC):** Travis Phemister has volunteered to continue for another term Chairing the ACC. Please consult the front page of the [website](#) for links to the ACC forms.
- **Beautification:** Lynn Livingston, one of the directors, Chairs this committee. He will be discussing this more in his report later.
- **Communications and the website:** John Fritsche is the current manager and has volunteered to continue
- **Crime Watch Patrol;** is active and needing volunteers; contact Sandy Lauder.

- **Homeowner Advocacy** – This committee addresses enforcement of the HOA regulations, mainly for the rental properties in the HOA.
- **Nominating:** Brad Wagoner, one of the directors, has volunteered to Chair for this term. This committee comes to life primarily in the fall. Pretty much anyone, resident or not, can run for a director spot. The Committee's primary role is to seek candidates to run for the board and manage the election process, in concert with NMI.
- **Playground Care:** Grace Laster, also a director, has volunteered to continue her role of caring for the PG. In addition to regularly visit and inspect the playground, Grace arranges for the maintenance of the equipment, and also arranges for the regular safety inspections. The most recent inspection was done by Star Property Inspections on Oct. 1, 2018.
- **Welcome Team:** Traci Ahangrazadeh has volunteered to continue her role of chairing this committee. She also has a spirited group of volunteers to help. By my count, the Welcome Team visited the homes of approximately 15 new families and welcomed them to our neighborhood.
- **The Little Free Library:** Amanda Schlieter has volunteered to oversee the library, which is the red box on the corner Waterford and Westgate.

All of the Committee chairs are nominated and approved at the February board meeting.

While we have volunteers to Chair the Committees, the Chairs will also need volunteers to help carry out the committee's activities. This all doesn't work without volunteers!!

Connect with Us

- HOA email "FSP Communications". We try to limit the emails sent to those which appear to affect the majority of residents and are of meaningful importance. On the flip side, we encourage residents to use our Suggestion Box on the front page of the website, or just send an email to any director. All contact info for directors is located on the website.
 - It's recommended to use Nextdoor for things such as local events, personal announcements, social activity, items for sale and free, lost pets and so forth.
 - The Board will use Nextdoor only as a distributor of information or announcements. For example, the Board's Neighborhood Directory will be distributed in the Documents section of Nextdoor. Or the Board will make announcements, such as special events, monthly board meetings, etc.
 - This Board seeks to be transparent and wants to respond to Member concerns, via appropriate method/channel.
- A quick shout out for Facebook "FoSP Moms". I understand that the site is alive and well and functioning. I'll leave it to its supporters and members to get the word out for new members.

After the annual meeting, usually the February board meeting is where the years' new directors take their seat on the board, and officers are selected by the directors. I've been

honored to be the president for this past year and wish the new directors and officers well in the coming year.

And last, I'd like to express my sincere appreciation to my fellow directors for their help and support the past year, without which doing my job as president would have been immensely more difficult and of less quality. They've been very patient with my quirks, my unrelenting emails, and they've worked diligently to attempt to keep me in my lane.

That's about it for the president's report.

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