

November 2009 HOA Meeting Recap:

Our November meeting was held Wednesday, the 18th. Three homeowners attended as well as Joe Beckford, Tony Corroto, Brad Ellingson, Avonda Hendricks and Tracey Mlinsek of the Camden Pointe HOA Board and Ruann Bunker of All-In-One Management. The meeting touched on the status of some outstanding maintenance issues and of included discussion around the budget.

Vandalism:

During the first week of the month, we suffered some vandalism in the men's restroom at the pool. Those responsible removed the filters on the faucets on the sinks and spread feces on the floors and walls. Additionally, someone has destroyed the soap dispensers at the sinks. As I'm sure anyone reading this would agree, this is way beyond unacceptable. Vandalism costs us all money and degrades our neighborhood. The Board asks that you please report immediately to the police any suspicious activity you might observe around the amenity areas or anywhere else in the neighborhood.

ACC:

We had 19 requests submitted to the ACC over the last month. The ACC approved 13 of them and has 6 pending more information. If you've submitted a request, please supply as much information as you can to get quick approval.

Update on maintenance items:

- ❖ There is some water damage and mold on the ceiling in the large clubhouse from a leak we're having repaired.
- ❖ The hot water heater supplying the large clubhouse and restrooms is malfunctioning again, so we are quickly having that repaired.
- ❖ We've asked All-In-One to have the damaged soda machine removed from the pool area and potentially replaced with one by a more responsive servicer.
- ❖ We are looking into clearing the overgrown detention pond on the Woolwich side of the neighborhood. There's some debate whether the county is responsible for clean-up or the neighborhood is. Of course in an attempt to save money, we're exhausting all avenues to enlist county funds.

Update on upgrade items:

We're taking our last bids for repair of the dip in the parking lot of the small clubhouse and replacing the carpet in the small clubhouse and tiling both the small and large clubhouse floors.

Lake:

Good News... Buzz Galbraith has stepped up and volunteered as our new Lakes Committee Chairperson. Buzz has some great ideas of how to make our Lakes a more active and beautiful amenity for the neighborhood. We're very happy to have his help and look forward to an active Lakes Committee in the coming year.

The Board also voted to change Lake Maintenance companies and move to a quarterly service to save money and provide the same or better level of health in the lakes.

Holiday Decorating:

- ❖ Russ Webb has graciously volunteered to take on decorating Camden Pointe for the holidays. Thanks so much for stepping up to help make our neighborhood beautiful!
- ❖ Also, once again Camden Pointe will be sponsoring a decorating contest. Also, like last year, we will have Camden Cash Scrip Gift Cards for the winner in each category. We'll send out an email blast to the neighborhood advising the date of the judging. Let's really get into the spirit this season!

Yard-Of-The-Month Contest coming back!

In an effort to further incentivize folks to better the overall look of the neighborhood, the Board voted to bring back the yard-of-the-month contest in 2010. For the months of April 2010 through November 2010, we will sponsor the contest. We will enlist an objective third-party for the judging each month. The winning recipient will receive a yard sign for the month, the home's picture in the newsletter and a Camden Cash Scrip Gift Card.

Pool:

- ❖ We are review bids for the resurfacing of the pool and are evaluating our pool maintenance contract for 2010.
- ❖ The Board voted at the meeting to issue new pool wrist bands for 2010. In order to receive your pool bands and the updated code for next year, each home must be in good standing. Next year, we will have a pool-band issue day before the pool opens and provide the updated wrist bands to families in good standing. At least one member of a family will be required to have the band with them while enjoying the pool. Folks will be asked to either produce the band or leave the pool. From 2010 going forward, we will issue different pool bands each year again to families in good standing.

Annual Dues:

In last month's newsletter, I reviewed the major expenses we've had over the last year and those we face for the coming year with the pool refinishing. The expenses have placed a large drain on our capital reserve and will continue to do so in 2010. So in order to improve our balance sheet and ensure our fiscal health going forward, the Board approved two measures effective beginning 2010.

1. 2010 Annual Homeowner Dues will increase 5% from the current level of \$440 to \$462 per year. This averages out to \$1.83/month increase in annual dues. While none of us like paying more, the reality is Camden Pointe is still a tremendous value for the money and the neighborhood needs it. We surveyed surrounding neighborhoods with similarly priced homes and similar amenities and couldn't find one under \$500 per year. Also, look for an article from Brad Ellingson, our controller in this newsletter on how you will have the opportunity to recoup some of the dues by participating in the Camden Cash Scrip Program.
2. Late fees will increase to a fee of 10% of the annual dues, or \$46.20. Additionally, interest will accrue at a 6% annual rate compounded monthly. This was necessary as an effort to cut down on the huge amount of homeowner's who pay their dues late each year and put additional strain on the budget.

Also, please remember from the last newsletter that 2010 Annual dues will be due one month earlier than in the past. Dues will be due on January 15, 2010, and will be considered late after February 15, 2010.

Your dues notice will be mailed out by All-In-One Community Management in December along with the budget for 2010 and your proxy statement. Remember, we have one Board Member coming off the Board at the end of the year, so we have an opening.

As a note of caution that was raised by a resident at the meeting. Your dues notice will come in the mail from All-In-One Community Management. You may send back a check or go to their website directly and pay online. This resident received an official-looking email requesting dues be paid now. If you see something like this, it is a bogus phishing attempt to gain your personal information. All-In-One does not deliver email billing notices, so please be on guard for identity theft.

Finally, it looks like we will have 1 opening on the CP HOA Board of Directors and we'd love to have more candidates than positions. Unfortunately, that is not the case. Right now, if you would be interested in joining the search committee (or the Board), please contact me and/or All-In-One Community Management at customerservice@allinonemgmt.com.

Our final HOA meeting of the year will be held Wednesday, December 16th at 7:30p in the large clubhouse. Please bring your ideas, concerns, questions, and offers of help. We hope to see you there!

~ Joe Beckford