

## October 2009 HOA Meeting Recap:

Our October meeting was held Wednesday, the 21<sup>st</sup>. One homeowner attended as well as Joe Beckford, Tony Corroto, Avonda Hendricks and Tracey Mlincsek of the Camden Pointe HOA Board and Denise Hindes of All-In-One Management. The meeting was almost exclusively about the budget and forecasted budget for next year.

If you've been coming to the meetings, reading the newsletters, or reviewing the budget, you know Camden Pointe has had some major expenses this year. We had to replace two sewer pumps that serve the clubhouses, the HVAC system on the large clubhouse, and two pumps for the swimming pool. Add to that the badly needed remodeling to the clubhouses and increased utility costs, and we have had a big year of expenses.

If you have used the pool the last two seasons, you've probably noticed how rough the pool bottom is. Well, it's time to resurface and retile the pool before the 2010 season begins. Further, we have to make some modifications to our drain systems to ensure we comply with the Virginia Graeme Baker Pool and Spa Safety Act. We knew the modifications needed to be made and since it was in our capital plan to resurface the pool next year anyway, we decided to save money by doing it all at once.

Considering these factors, the Board voted at this past meeting to make a few changes for 2010.

- HOA Dues: In an effort to cut down on our problem of delinquent homeowners, HOA dues that have traditionally been due by the 15<sup>th</sup> of February and late by the 15<sup>th</sup> of March will now be due one month earlier. So 2010 HOA dues will now be due by January 15<sup>th</sup> and considered late if received after February 15<sup>th</sup>. Fees for late payments will also be increased.
- Clubhouse Rentals: We must better offset the costs of maintenance, cleaning, utilities for our clubhouses while realizing they are an amenity to be enjoyed by all homeowners in good standing. So for rentals on/after January 1<sup>st</sup> 2010, the fees will be increased. The cleaning/damage deposit fee will remain at \$150.
  - Small Clubhouse: Fee goes from \$30 per rental to \$50 per rental
  - Large Clubhouse: Fee goes from \$75 per rental to \$100 per rental
  - For those clubhouse reservations already on the books as of October 31, 2009 will pay the lesser fees that were in effect at the time of their booking.

Please also remember we have a very industrious Girl Scout, Sydney Oden, from Troop #2441 offering phone book recycling Saturday, November 7<sup>th</sup>! Please just take your phone books and leave them by your front door in a plastic bag by 12:00n that day. There is no fee to participate as this is not a fundraiser, but a community service event. Last year, Sydney collected 94 phone books and her goal this year is to collect 200.

Finally, we still have no volunteers for either the Board or a nominating committee to find candidates for the Board for next year. While we appreciate the vote of confidence, Camden Pointe needs some new blood to step up and get involved for the sake of our community. 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](mailto:customerservice@allinonemgmt.com).

Next month's HOA meeting will be held Wednesday, November 18<sup>th</sup> 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