

Cedar Point POA

HOLIDAY NEWSLETTER

2018

As this year draws to a close, the Board, on behalf of the entire POA, wishes all our neighbors, visitors, and employees a very Happy Holidays.

Whatever holidays you and your family celebrate, we hope you can look back on 2018 with a smile and look toward 2019 with excitement and hope for a bright future.

*Best wishes for the New Year!
Glynn, Rob, RJ, Kevin, and Daniel*

DECK THE FRONT ENTRANCE!

Once again, Cedar Point's volunteers have outdone themselves and transformed our entrance into an award-winning Winter Wonderland! Can you even count the lights?

We also ushered in the Holiday Season with our annual "Lighting of the Lights" the day before Thanksgiving.

Big hand of applause and thanks to Carol and Dean who head up our decorating team! Carol and Dean want to send out special thanks to:

Julie Madden Jeanette Blesener Shirley Farrow

Ray Niederhofer Joan Kevin Boyd

Glynn and Deborah Walker Donna Garland,

John & Sherry Kelly – Mr. and Mrs. Santa Clause

If you can help setting up or packing away decorations any time the year, please contact the POA Office and Margaret (Santa's Best Little Helper) will steer you in the right direction!

Be sure your address is clearly visible from the street in front of your home for EMS purposes!



2019 Board Elections

Board Elections are coming up in Spring 2019, please give some thought to serving on the Board—it's fun and everyone's responsibility.

If you are interested, contact the POA Office for the paperwork necessary to be placed on the ballot.

2019 Assessment Rates

Yeah, we know, this is "NO FUN", but the POA's revenue has not been sufficient to keep up with the expenses of maintaining our beloved neighborhood and all its outstanding amenities.

In November, the Board went over this year's finances and determined it is in the POA's best interest to raise the annual assessment. Although the Board is authorized to raise the rates up to 10% annually, we felt that a 5% increase, along with all the new construction and the renewed interest in Cedar Point, should provide the POA with sufficient revenue for 2019.

Good News! Early Payers get a 2% reduction in their assessments! Pay your bill in full or set up and maintain a payment plan by Jan 31, and your rate goes up only 3%!



**Rent the Clubhouse
for your Holiday
Get Together!**

**Contact the POA
Office for rates and
available dates!**

Thanksgiving Dinner

Cedar Point's annual Thanksgiving Dinner was a big hit. About 40 folks sat down for some home cookin'.

Everyone had a great time and we hope more people will join in the fun next year.

POA President Glynn Walker sends a special "Thank You" to all the volunteers who helped decorate, organize and serve, and of course, clean up.

Interested in helping out? Contact the POA Office!

Cleanup Continues

In cooperation with Polk County officials, Waterfront Development, and the Architectural Control Committee, Cedar Point's POA Board continues its long-term property clean up and civic improvement project. This year, numerous property owners were notified that their properties required immediately, significant action, up to and including tearing down structures that were condemned and deemed unsafe. A more beautiful neighborhood is another benefit to living in Cedar Point!

Collections Efforts a Success

In October, we started an aggressive collections effort to improve our Accounts Receivable. Many Property Owners acted on their notices and we thank them for bringing their accounts up to date.

Other property owners, for various reasons, continue to fall behind. While no one wants to be a bully about past due accounts, it is only fair to those who pay on-time, that the POA pursues past due accounts with all tools available. A copy of the POAs collections process is located on the web site.



Someone Got A Facelift!

Nope, it is not any of your neighbors, it is the Cedar Point Trash Collection Lot. It's going from an eyesore that made the neighbors cringe, to a much more aesthetically pleasing facility.

Thank you to Charles von Schmidt and The Board for collaborating on this project.

Residents are reminded that all public facilities are EVERYONE'S responsibility to help protect this facility from unauthorized use or abuse. If you notice someone vandalizing the dumpster area or dropping off appliances, furniture, or yard waste, report it to the gate immediately—get a picture if you can.

November Financial Report

Many past due accounts paid their outstanding bills in October and the POA received a nice bump from the ACC for permit fees for all the new construction.

We will have to tap into our line-of-credit this year, but we are hopeful next year we will not. The final November financial report can be viewed online or in the POA Office.

