



Fairways at Lakeside Community Association Newsletter

February 2016

A Word from Our President

Happy 2016! Hope everyone had a great end of 2015 and beginning of 2016.

We have been lucky with snow this year only having one big snow. We were very lucky to be approached by John Fox about clearing our streets. Mr. Fox was in from Indiana and did a great job of moving a lot of snow out of the streets and stacking it out of the way as best as possible. Our normal contractor was overwhelmed and not able to get to our streets and Mr. Fox agreed to charge the same rate as our normal contractor. Unfortunately, after spending almost 5 hours in our subdivision he determined that he would not be able to charge the same rate if it snows again when he is in town. He told us that even for a 4" snow he would have to charge more than double what our normal contractor charges.

It was great to see so many neighbors out helping each other with shoveling snow from driveways and sidewalks. Thanks to everyone who helped our housebound folks.

Please take advantage of the spring weather to come (hopefully soon) to join in some of our activities or get out and meet your neighbors. The FALCA Annual Garage Sale is tentatively set for May 21st. Now is a great time to start organizing your home to sell some unused items and make a little extra fun money!

One of the most special things about our neighborhood is our neighbors and the small size of our community.

Robin C. Gall
President

Treasurer's Report

As of January 31, 2016, John Kreitzman reports the following FALCA account balances:

Checking Account:	\$16,469.87
Certificate of Deposit #1:	\$ 6,034.01
Certificate of Deposit #2:	<u>\$ 4,164.94</u>
Total FALCA Funds:	\$26,668.82

John reported that as of February 24th, all but two homeowners had paid their 2016 Annual Fees. The Board has reached out to both homeowners regarding the past due fees and will be filing liens shortly if the payments are not received.

2015 Association Annual Meeting Recap

The 2015 Association Annual Meeting was held on December 8, 2015 at Morning Pointe of Lexington East. Thank you to the homeowners who attended.

Robin reviewed the Board's activities in 2015 and presented the 2015 Treasurer's Report and 2016 Proposed Budget. After discussion, the Association approved the 2016 Budget which included a small increase in the annual fee starting 1/1/2016.

Robin Gall was elected to a 2-year and John Kreitzman was elected to a 3-year Director position. The following officers were voted in for 2016:

Robin C. Gall	President
Gary Renner	Vice President
John Kreitzman	Treasurer
Kim Buckner	Secretary

There was also discussion on the four-board plank fence, Richmond Road area maintenance, drainage area and street lights.



**Daylight Savings Time
begins
March 13, 2016**



Meet Your New Board Member and Officers:

John Kreitzman was elected to the Board of Directors for a 3-year term beginning 1/1/2016 and was elected as Treasurer for 2016. Following is an introduction from John:

My wife, Retha, and I have been residing in this community since December 2003. I have served on the Board and served as President of the Association for two years. I am enjoying retirement and nearby Jacobson Park where I enjoy flying my model airplanes and walking. I believe that if we want the Association to be viable we all need to participate in the process of doing all we can to make this a better area to live. Serving on the Association Board is a great way to accomplish this goal.

Kim Buckner was elected to serve as the Association Secretary for 2016. Kim moved into the neighborhood in May of 2014. She and her husband, Troy, are both lifelong residents of Lexington. Their children, Devon and Morgan, are very active in their schools as well as baseball, dance and volleyball. Kim has been in the real estate industry for seven years and currently services as Acting CEO and Business Coach at Keller Williams Bluegrass Realty. Ensuring our home values stay in trend with the market is her main objective in serving on our Board.



Thank you to Gary Renner for putting up our winter decorations at the entrance to the community and to Glenn Morris for taking the decorations down. The lights, wreaths and bows sure brighten up our entrance. Thanks for all your work.

Holiday Decorations from Our Community:



Snow Removal Policy

In January the Board amended the Snow Removal Policy to have our community automatically added to the snow removal contractor's list if 4 or more inches of snow are projected at one time. If less than 4 inches is projected, the Board will still require 3 or more Directors to approval snow removal.



Please be sure to shovel your sidewalks in addition to your driveway. LFUCG ordinances requires homeowners to clear sidewalks.



Recently Kentucky American Water Company requested an increase in rates, the first in 3 years. The proposed increase will take effect for services rendered beginning on February 28, 2016. The requested residential increase is approximately 17.5%. Comments regarding this proposed increase can be made at <http://psc.ky.gov>.



Contact information for Officers and Board Members: Please always feel free to contact a Board Member or Officer when you have a question or concern. The Board and Officers will do their best to resolve any issues or answer questions that are brought directly to their attention. It is hard to know how to handle situations that we hear about indirectly. Please remember that your Board Members and Officers are volunteers who give freely of their time to help keep our neighborhood a wonderful place to live. We need your input and your support.

Director/President:	Robin C. Gall	806-8843	rgall30539@aol.com
Director/Vice President:	Gary Renner	264-0069	garyrenner@windstream.com
Director/Treasurer:	John Kreitzman	272-1524	johnbkreitzman@gmail.com
Director:	Dawn Stice	967-4967	dawn@dawnstice.com
Director:	Retha Kreitzman	272-1524	rethak@hotmail.com
Secretary	Kim Buckner	351-3986	kimbuckner@kw.com

The Fairways at Lakeside Community Association, Inc.
Annual Treasurer's Report
November 30, 2015

Checking Account Balance 12/31/2014 **\$5,404.45**

Income/Deposits

Annual Fees	\$9,040.00
Lien Repayment	\$610.00
Grants	\$1,345.00

Total Income **\$10,995.00**

Expenses/Disbursements

Office Supplies	\$98.00
Utilities	\$815.58
Insurance/Fidelity Bond	\$639.17
Dues & Fees	\$93.00
Snow Removal	\$1,025.00
Taxes	\$2.00
Front Entrance	\$2,078.95
Social Activities	\$59.53
Storm Drain Area	\$3,000.00
Mowing	\$990.00

Total Expenses/Disbursements **\$8,801.23**

Checking Account Balance as of 11/30/2015 **\$7,598.22**

Expected Expenses Outstanding for 2015

Grant Reimbursement	\$1,500.00
Front Entrance Fall Cleanup	\$400.00
Utilities Water	\$50.00
Mowing	\$180.00
Social Activities - Annual Meeting	\$25.00
Front Entrance - lights and bows	\$70.00

Certificates of Deposit with Central Bank	Rate	Maturity	Interest
	APY	Date	YTD
Certificate of Deposit #XXXX1907	\$6,030.49	0.349%	5/19/2016 19.28
Certificate of Deposit #XXXX1887	\$4,162.51	0.349%	12/25/2015 \$13.31
Total Value of CDs	\$10,193.00		

Total of All Accounts and Expected Outstanding Items **\$18,566.22**

The Fairways at Lakeside Community Association, Inc.
2016 Proposed Budget and 2014 and 2015 History

Expected Income: Collection of \$110 Annual Association Fee from 91 homes

\$10,010.00

Expenses	2014 Budget	2014 Actual	2014 Difference	2015 Budget	2015 Actual	2015 Difference	2016 Budget
Dues & Fees	\$125.00	\$104.00	\$21.00	\$125.00	\$93.00	\$32.00	\$125.00
Fence Repair and Painting	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$910.00
Front Entrance	\$1,990.00	\$2,713.25	-\$723.25	\$2,240.00	\$2,548.95	-\$308.95	\$2,500.00
Insurance/Fidelity Bond	\$650.00	\$639.17	\$10.83	\$650.00	\$639.17	\$10.83	\$650.00
Legal Costs	\$2,500.00	\$0.00	\$2,500.00	\$1,500.00	\$0.00	\$1,500.00	\$1,000.00
Mowing	\$1,260.00	\$990.00	\$270.00	\$1,260.00	\$1,170.00	\$90.00	\$1,260.00
Office Supplies	\$300.00	\$553.56	-\$253.56	\$500.00	\$98.00	\$402.00	\$500.00
Snow Removal	\$1,000.00	\$1,025.00	-\$25.00	\$1,000.00	\$1,025.00	-\$25.00	\$1,200.00
Social Activities	\$200.00	\$67.95	\$132.05	\$200.00	\$84.53	\$115.47	\$200.00
Storm Drain Area	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	-\$1,500.00	\$500.00
Taxes	\$15.00	\$3.00	\$12.00	\$15.00	\$2.00	\$13.00	\$15.00
Unplanned Expenses	\$10.00	\$0.00	\$10.00	\$60.00	\$0.00	\$60.00	\$100.00
Utilities	\$1,000.00	\$786.13	\$213.87	\$1,000.00	\$865.58	\$134.42	\$1,000.00
Website Maintenance	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00
Total	\$9,600.00	\$6,882.06	\$2,717.94	\$9,100.00	\$8,026.23	\$1,073.77	\$10,010.00

Notes:

1. As of 12/2/2015 one homeowner has not paid their 2015 Association Fee.
2. One homeowner is exempt from Association Fee because their electricity is used at the front entrance.
3. 2015 Actual and Expected Expenses as of 11/30/2015.
4. Fence Painting in 2012 \$855 and 2013 cost \$4,210 - fence will need some repairs in 2016 and expect painting in 2017
5. Homeowner complaint in 2013 that required legal advise \$813.
6. Office Supplies - Directory and Annual Dues Statement Printing 2012 \$133 and 2013 \$234.02 - this past 2 years a Board Member has paid and not charges the Association. Newsletters for the last 4 years have been printed by a Board Member and not charged to the Association.
7. New Homeowner Wlecome Packages prepared for 3 homeowners in 2012 was \$44.73 - this past 2 years a Board Member has paid and not charged the Association