

News To The Pointe

Volume 2015-2
October, 2015

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This edition of the "News to the Pointe" will focus on several big decisions the home owners will have to make in the coming months. These decisions are whether to increase the subdivision annual dues, and if approved, what improvements may be desired. With that, the Hunters Pointe Subdivision President, Rick Ketko offers the following:

Message from the President

In regards to our Annual Dues I would like to reconfirm to all that 1997 was the last time we had a dues increase to the current \$200 per year per home, allowing for a working budget of \$41,000. At that time the annual operating costs was approximately \$25,000 allowing \$15,000 for improvements (irrigation for the entranceways, bubblers for the ponds and playground equipment).

So, over the last 18 years our operating costs have risen to the point that we are now paying out what we bring in with nothing left for replacements and or improvements. With the Subdivision closing in on 36 years of age we are starting to see continued problems with:

- *Overgrown and dying landscaping on the entranceways, islands and commons*
- *Blacktop walkway paths*
- *Irrigation and bubbler systems in the ponds*
- *Bench, picnic tables and playground equipment*
- *Primary drains between north and south ponds*

After reviewing and studying the HPHA past and future financials with the Board at the last Board Meeting, it was decided that a \$100 increase would allow us to move forward with required infrastructure upgrades and potentially, the street lighting project.

This is going to be up for an Association Vote at the

Annual Meeting on November 10. I'm all for it and think we can't afford not to go forward with this proposal.

Thanks again to all the residents of Hunters Pointe for making this a great place to live!

Rick Ketko

Subdivision Annual Meeting

The Annual Subdivision Meeting will be held on Tuesday, November 10, 2015 7:30 PM at the Fire Station on Drake Road south of 13 Mile Road.

A presentation will be made at the Annual Meeting to discuss the financial status of the subdivision. With maintenance costs approaching what is collected each year, the Board is committed to making improvements over the next couple of years and not just barely maintaining what we currently have.

The financial issues can be broken down to the following:

- Subdivision dues collection issues
- Aging facilities
- Increased cost of maintenance and repairs

Two votes will be taken at the meeting. One whether to increase dues and the second to elect next year's Board Members. If you are interested in getting your name on the ballot, please contact HPHA13@yahoo.com prior to the meeting and a revised ballot will be provided at the meeting.

Subdivision Dues Collection Problems...

- Each year, 5-10 home owners do not pay their annual dues. In some cases, it is the same 5-10 home owners. The Hunters Pointe Board has placed liens on homes not paying their annual dues. This collection process does not provide assurance that the subdivision will ever collect past dues. The Board will look into a new concept

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of starting foreclosure procedures for those willingly not paying their dues. Other subs in the area have initiated this process with great effectiveness. Come to the Annual Meeting to learn more about this process.

If you are a homeowner and know you are negligent in paying your dues, please contact HPHA13@yahoo.com to state your situation. It is extremely inconsiderate and unfair to your neighbors to neglect this obligation. HPHA will continue to aggressively pursue negligent homeowners.

Subdivision Maintenance Issues

- Kenloch Court sprinklers are not working. Electrical issues are suspected.
- Playground equipment is deteriorating, with upgrades required.
- Pond storm drains are getting filled with cattails, and needs to be cleaned. Other areas of ponds need work to control cattails.
- Numerous trees need to be trimmed or removed due to disease.
- The pathway are aging will need to be overlaid.

Other Subdivision Issues

Certain residents have encroached on the commons area with their own ambitions. While this encroachment may be viewed as an enhancements in some instances, the Board is put in a difficult position on this issues. Because of this, a no encroachment ban on commons property is in effect and the Board will seek to have the property restored to its original condition.

Subdivision Enhancements

As mentioned, in the Message from the President, there has been plenty of discussion of subdivision enhancements. These varied from street lights, to more playground equipment. Remembering the poll that was taken earlier this year with the subdivision dues letter resulted in the following:

Did not answer question on form – 37 votes
Maybe – 4 votes
No form submitted -18 votes
NO -38 votes
YES – 95 votes

No enhancements can proceed without a dues increase.

Summer Picnic

Thanks to all that attended this year's picnic. It was a great time and the weather cooperated. We look forward to keeping the picnic fresh and will look to change things next year.

Subdivision Garage Sale

Wow, what a flop. We tried to plan the event to correspond to other garage sales in the area, but the poor weather prevented the garage sale from really happening. If there is interest next year, we will look to try this again.

Your Current Board Members:

President.....	Rick Ketko
Ponds	Bill Petek
Secretary.....	Mark Loch
VP/Treasurer	Jeff Aleman
Architecture	Howard Nudell
Landscaping	Maurine Killing
Internet Technology	Dianna Rose
COHA.....	Dorothy Kay
Board Member.....	Scott Woodruff

Subs Social Committee:
Kelly Harrison and Monica Jackson

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Proxy/Absentee Ballot for HPHA Annual Meeting, November 10, 2015

There will be two votes taken at this meeting. The first vote will be whether to approve an increase in subdivision dues. The second will be to elect next year's Board Members. If you are unable to make the Annual Subdivision Meeting on November 10, you can either fill out Section 1 and 2, or provide voting rights to another individual by completing Section 3. All Proxy/Absentee Ballots must be submitted to Mark Loch – 30231 Fox Club Drive, no later than November 9, 2015. Proxies brought to the Annual Meeting will not be recognized. To ensure privacy, please return this form in a sealed envelope. Proxy/ballots will be opened prior to the meeting for count by the election committee.

*Members are entitled to one vote per lot.

Instructions: Complete section 1 or section 2, then provide a signature, address number and date, and submit to Mark Loch as indicated above.

Section 1: **Absentee Ballot** – Cast your vote whether to increase the subdivision dues by \$100, from \$200 per year to \$300 per year.

___ YES ___ NO

Section 2: **Absentee Ballot** – Cast your vote for the candidates of your choice by clearly marking a check preceding their name or cast a vote for a write-in candidate. You may vote for up to nine candidates.

Candidates for 2015-2016 Board of Trustees:

___ Rick Ketko	___ Scott Woodruff	___ Howard Nudell
___ Bill Petek	___ Mark Loch	___ Dorothy Kay
___ Maurine Killing	___ Jeff Aleman	___ Dianna Rose

Write-in Nomination from the floor (to be filled out at the meeting)

Section 3: **Proxy** – (if you wish to designate someone to cast your vote at the meeting in your absence)

The undersigned appoints _____ as Proxy, with power of substitution, to vote for the undersigned on all matters indicated that may come before the Hunters Point Homeowners Association Annual Meeting on November 10, 2015.

Signature _____ Address No. _____ Date _____