The Lake Heron "Banner"

Brought to you by your Lake Heron Homeowners Association

The Community Social is Coming!

Sunday Nov. 8th. (at Pool)
4:00 p.m. till ?????

Board Minutes

See page three for up to date minutes from our last board meeting.

Request for Volunteers

See the article on page 4 from Max Saus.

Budget Report

See page 5 for the 2010 budget report from John Copeland.

This Month in the Banner! Letters to the Editor.

Thanks everyone for contributing this month! Please email any ideas or comments for the next issue to Pete Bonk at pbonke@earthlink.net

Volume 7– Issue 9

2009 Board of Directors:

President - Robert Sumbury

Vice President – Michele Corso

Secretary – Dan Coe

Treasurer – Max Saus

Dir. at Large – Ron Bowman

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Next Board Meeting is:
November 19 at 7:00PM

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LAKE HERON HOMEOWNER'S ASSOC. INC.
BOARD OF DIRECTORS
MINUTES OF Oct 22, 2009 MEETING

1. Pres. Bob Sumbury called meeting to order 7:00 PM
2. Roll Call: All 5 present
3. Notice of meeting duly posted 48 hrs prior to meeting
4. Bob Sumbury moved to forego reading minutes of Sep. meeting.
   2nd by Dan, accepted 5-0
5. President: No report
6. Finance: J.Copeland , Motion to raise LH monthly dues to $160/month, to match 2% increase in operating costs. Motion discussed and approved by board. (5-0)
   Motion to accept monthly operating budget of $27,902.66.
   Discussed and approved by board. (5-0)
7. Treasurer: No Report
8. Grounds: Ruth : Effective Nov 01,2009, Ruth will step down as Grounds Chairperson. Duties will transfer to UPI. Ruth will remain as contact person for irrigation repairs.
9. A.C.C.: Linn Torres :
10. Building: No Report
11. Clubhouse: No Report
12. RV Parking: No Report
13. Park Team: Power washed paved path. Pool party sched.for Nov 08.
14. Parking Enforcement: No Report
15. Managers Report: On File
16. Unfinished Business: None

17. New Business:

18. Questions/Comments from floor: Linn Torres : Interested residents will research feasibility of replacing shingled roofs with tin/metal roofs

19. Next Meeting: ***Nov 19 ,2009 at 7 PM***
20. Meeting adjourned 7:55 PM, Motion by Max, 2nd by Bob

THE PROBLEM

Yes, Lake Heron does have a problem. Not a bad one. In fact most other communities would like to have our problem. Well what is it? We are well governed and financially sound. A lot of good residents to help out in the community. Wait a minute. Yes there a lot of good residents in the community but very few show up at the board meetings let alone volunteer to run for the board or help on any of the committees.

Now you get my drift. WE NEED NEW FACES ON THE BOARD NEXT YEAR. More than one of the present board members WILL NOT run again next year. In order to keep this a vibrant community we need new ideas and sometimes a better direction. Share your time and ideas with the community next year or even at the upcoming board meetings. Your effort and input will shape the future of our great community.

Max Saus

Elise Mysels - Owner/Notary

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2010 – 2012 Annual Budget

The Finance Committee has, for the past 8 years, proposed Operating Budgets on a three year cycle. In other words, we attempt to operate with the same monthly maintenance fee for three consecutive years. The membership has indicated numerous times that they don't want annual adjustments in the assessment.

From a planning point-of-view this means we pack into the first year major projects, then in the second year smaller projects and in the third year few, if any, projects. At the end of this article is a list of Special Projects approved for 2010.

The year 2009 has been a tight year for Lake Heron. Since it is the end of a three year budget cycle, inflation and higher maintenance expenses were expected to require all our maintenance income. The hard freeze last February cost the association about $4,500 in unbudgeted clean- up costs and through October we have not yet broken even for the year, although I expect we will by the end of the year.

The monthly Operating Budget for 2010, as approved by the board, is $10.00 per month, per lot, higher than the 2009 budget. The reserve budget does not change. We had to increase the reserve budget $25.00 in 2008, to reflect inflation in future construction costs resulting from the unusual construction cost increase in 2004 and 2005.

We have added a new expense category in the Operating Budget for "Bad Debt." That reflects the ongoing financial problems HOAs face from foreclosures and delinquent maintenance fees. It is prudent to set aside funds for delinquent fees so that we won't face a special assessment down the road if foreclosures become a problem in Lake Heron.

When you review the annual budget mailed to you by University Properties, Inc., notice on the second page that the Total Operating Expense and Reserves equal $165.86 per month. Obviously if we only collect $160.00 a month in fees the association has a shortfall. Each year that shortfall is made up of income from Clubhouse rentals, RV Park rentals and advertising income from The Banner.

Special Projects for 2010

Grounds:

Tree trimming along Lake Heron Drive and Dr. Mary's property - $1,300 by bid . Faucet in common area behind tennis courts - $200. Enlarge common area planting area at Lake Heron Dr. & Lake Floyd Rd based on recommendation of Florida Friendly Landscaping advisor (Pasco Extension Service) - $350 Enlarge common area planting area on Lake Floyd Rd near pool, based on recommendation of Pasco Extension Service . - $1,000

Total - $2,850

REC:

Repaint (refinish) pool deck - $10,000

Resod or re-landscape turf area between sidewalk and side of clubhouse and between fence of pool and sidewalk. - $500

Total - $10,500

TOTAL - $13,500

Volunteers	Name
Board (President)	**Bob Sumbury**
Board (Vice-President)	**Michele Corso**
Board (Secretary)	**Ron Bowman**
Board (Treasurer)	**Max Saus**
Board (Director A.L.)	**Dan Coe**

Grounds
Craig Mellinger
Dan Coe
Linn Torres

Architectural Control Linn Torres (Chairperson)
Max Saus
Nelson LeMarquand

Finance John Copeland
Max Saus

RV Park Max Saus
Bev Maples
Herb Bell

Rec Center
Ed Martinell
John Copeland
Pam Schwebl
Bill Beck
Phil Simmons
Barb Kawczynski

Club HouseReservations Ed Martinell

Park
Barbara Kawczynski
Dan & Carolyn Coe
Michele Corso
Carol Fraser
Carol Saus
Ron & Lori Bowman
Ruth Copeland
Lucy Cusack
Linn Torres
Pam Schwebl

Parking Enforcement Kim Bonk
Linn Torres

Social Committee Barb Kawczynski
Carolyn Coe

Newsletter Delivery
Jana Nales
Carol Fraser
John Copeland
Maria Saldarriaga
Lucy Cusack
Sherry Williamson
Betty Joe Lyons

Newspaper Recycling Ron Bowman
Newsletter Pete Bonk
Website Peter Bonk

Lake Heron HOA Contact Information:
HOA Board
Pres. Robert Sumbury - 813-949-5110
Property Manager – Angela Hester
Clubhouse: Ed Martinell - 813-948-8043
University Properties Inc. - 813-980-1000
universityproperties_angela@hotmail.com

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