



Neighborhood News



1. **Front Entrance Signs.** The Sign Committee has been working to replace the current signs. So far, we have completed 90% of the estimate and 90% of the design.

2. **Garage Sale.** The subdivision Garage Sale will be **May 4, 5 and 6, 2006**. Arrangements will be made to place an advertisement. If you would like to help, please contact the board as soon as possible.

3. **Waste Management Discount.** We were able to obtain a subdivision discount since most of our homeowners use Waste Management. Most individuals should have noticed a rate reduction. All new Waste Management customers need to mention special rate WWO code in order to receive the discount. This discount is not contractual and therefore will not cause a problem when Macomb Township changes to a Township-wide waste hauler. A special thank you to Peggy Elwarner for suggesting that we inquire about a discount.

4. **Annual Meeting.** The annual meeting will be held in June, 2006. Look for information regarding the Annual Meeting to be coming out soon. The Annual Meeting will be held in June because our fiscal year ends May 31. Therefore, we will be able to completely discuss the financials – which is a big part of the agenda discussion at the Annual Meeting.

5. **Collecting Dues.** We have worked very hard to collect Subdivision Dues. For this years Dues, we have initiated a new collection process (see "Annual Dues Collection Process" on this page). We are happy to report that as of this publication, 95% of homeowners have paid their August, 2005 – May, 2006 Dues completely. As for the remaining 5%, we will complete our communication with them and then pass their account onto a lawyer for lien processing. If payment is still not received, other means of collection will be used. Please note, the delinquent homeowner is ultimately responsible for all the expenses incurred which could total in the hundreds to thousands of dollars.

6. **Christmas Lights.** We saved some money this year by hanging the Christmas Lights ourselves. I'm sure you noticed that the lights were not always "on." In the beginning, the island was without electricity. We called the electrician and he fixed the problem with the island. Then, because it was a wet December, the electric cords kept tripping the circuit breaker. Most of the time, we were able to figure out which circuit tripped and then work

around it, but there were times when too many circuits had tripped due to the water. We did use electrical tape on each connection. We will be seeking a solution to this problem.

7. **Snow Removal.** Should we have snow removal or use the money to pay for the new signs? All Homeowners will decide. Snow removal will be added to the ballot.

8. **Voting.** Your vote does count! Thank you to all who participated in the 2005 – 2006 vote. We did

Board of Director Nominations

We currently have two Board of Director positions, Nancy Jenkins and David Elwood, about to expire. Each have one year terms that will expire May 31, 2006. Both are running for re-election.

If you would like to run for a Board of Director position, please submit your name, phone number and e-mail address to: Willowood Subdivision Association, P.O. Box 183071, Shelby Township, MI 48318.

The two positions are both for two year terms. From this point forward, all positions will be for two year terms.

Annual Dues Collection Process

We have been working very hard to establish what we believe to be a fair process for the collection of Dues. The following is the new process:

1. Annual Dues will be due June 1 and payable without penalty by June 30. They can be paid by:

- Sending a check to the Willowood Subdivision address,
- Presenting a check at the annual meeting,
- Hand delivering a check to any one of the Board of Directors.

2. After June 30, a letter will be sent to the homeowner and a \$25 penalty will be applied to the delinquent homeowner's account.

3. After August 15, the account will be turned over to a lawyer to collect the Dues, penalties and lawyer fees. If a lien is placed, the delinquent homeowner will be charged all the legal and lien fees.

Financial Statements

**ACTUAL
ACCRUAL BASIS ACCOUNTING
February 28, 2006
Balance Sheet**

**ACTUAL
ACCRUAL BASIS ACCOUNTING
August 1, 2005 – February 28, 2006
Profit & Loss**

ASSETS	
Checking/Savings	
Checking - Credit Union ONE	\$10,762.99
Entrance Sign Fund	\$3,900.00
Savings - Credit Union ONE	\$157.94
Total Checking/Savings	\$14,820.93
Accounts Receivable (note 1)	\$1,610.00
Allowance For Doubtful Accounts (note 1)	-\$1,080.00
TOTAL ASSETS	\$15,350.93
LIABILITIES & EQUITY	
Liabilities	
Accounts Payable (note 2)	\$1,125.00
Deferred Revenue - Dues (note 3)	\$7,690.00
Total Liabilities	\$8,815.00
Equity	
Opening Bal Equity	\$2,699.96
Net Income	\$3,835.97
Total Equity	\$6,535.93
TOTAL LIABILITIES & EQUITY	\$15,350.93
NOTE 1: This amount represents uncollected current year and previous years dues and legal fees. The allowance represents the estimated bad debt reserve recognized for dues that are expected to go to lien placement or litigation.	
NOTE 2: Represents the final payment to be remitted in March, 2006 for the snow removal contract.	
NOTE 3: Represents the last 3 months to be recognized as earned dues. The Association collects dues upfront at the beginning of the fiscal year and recognizes them evenly over the fiscal year. If you add the dues earned of \$10,730 plus the deferred revenue of \$7,690, that will equal \$18,420. That differs by \$120 from the total of \$18,540 (206 homes X \$90/home) due to the Association only recognizing the sign fund portion of \$20 of the dues for paid residents. There are 6 homeowners who have not paid their \$20 allocation as of February 28, 2006.	

Income	
Dues	\$10,730.00
Interest Income	<u>\$0.20</u>
Total Income	\$10,730.20
Expense	
Annual State Filing	\$20.00
Bad Debt Expense	\$270.00
Bank Charges	\$12.15
Christmas Lighting and Seasonal	\$130.97
Electric	\$275.30
Insurance	\$1,219.00
Post Office Box	\$48.00
Snow Removal	\$4,500.00
Sprinkler System Maintenance	\$55.00
Supplies - Paper, Envelopes	\$103.65
Water	<u>\$260.16</u>
Total Expense	\$6,894.23
Net Income	<u>\$3,835.97</u>

Subdivision Upkeep

- ◇ Please keep your coach lights on for security purposes.
- ◇ If you notice any suspicious activity, please immediately call the Macomb County Sheriff Department at (586) 469-5151.
- ◇ Please contact the Macomb County Road Commission for road repairs. The phone number is 1-800-462-1474.
- ◇ Please do not park trailers, boats or motor homes in the street or driveway or on the property for more than 72 hours.
- ◇ Please do not place items (motorcycles, cars, etc.) on the front entrance common area.
- ◇ Please do not chain items to the street signs.
- ◇ Please let us know if you are moving or if someone new moves into our neighborhood. This will help keep our mailing list up to date.
- ◇ Please keep car and home stereos at a level where you can hear it but not the neighbors.
- ◇ Please keep dogs on leashes and pick-up after your dog has done its business.
- ◇ Please keep the drain clean. Do not dump grass clippings, yard waste, etc. into or around the drain.
- ◇ Please keep gas/electric scooters, go-karts, golf carts, etc. off the sidewalks for safety.
- ◇ **Do not park cars in the street when it snows.**

OUR COMMITMENT . . .

If any homeowner is in violation of a Deed Restriction, our policy will be to contact that homeowner first by sending a letter. We will explain the violation and allow the homeowner time to correct or dispute the problem.

Contact Information

Board of Directors:

- ◆ Tony DeLuca 263.4765
- ◆ David Elwood 286.6954
- ◆ Virginia Galambush 286.4070
- ◆ Nancy Jenkins 226.8628
- ◆ Joe Zito 286.9032

Issues for the entire Board should be sent to:

Willowood Subdivision Association
P.O. Box 183071
Shelby Twp., MI 48318
Or e-mail us at board@willowood-sub.com

Website is: www.willowood-sub.com

Committees:

- **Garage Sale Committee.**
Michele Spurr
- **Front Entrance Sign Committee.**
James Cerullo, Valerie Scarcelli, Dennis Lewis, Sue Caravello, Kathy Gerus, Tony DeLuca*, David Elwood*, Virginia Galambush*, Nancy Jenkins*, & Joe Zito*
- **Web Site Committee.**
Dean Rynkowski, Kathy Gerus, Virginia Galambush*

If you would like to join any of the committees or if you have ideas for new committees, please contact us.

* These individuals are also Board Members.

Willowood Subdivision Association

**A PUBLICATION OF THE WILLOWOOD
SUBDIVISION ASSOCIATION**

Willowood Subdivision Association
P.O. Box 183071
Shelby Township, MI 48318

Email: board@willowood-sub.com



In This Issue:

- ◇ Neighborhood News
- ◇ Nominations
- ◇ Annual Dues Collection Process
- ◇ Financial Statements
- ◇ Subdivision Upkeep
- ◇ Contact Information

