



Meet the Board . . .



The ballots have been counted and the new Board has been elected. Effective September 1, 2005, your new Board of Directors for the Willowood Subdivision Association is . . .

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

Since an entirely new Board of Directors has been instituted, we will treat this as the Association's first Board of Directors in accordance with the Willowood Subdivision Association Bylaws (this is the document that governs the Board). The terms for the Board members will be staggered this time only. The first three

highest vote counts will have a two year term. They are Tony DeLuca, Joe Zito, and Virginia Galambush. The other two Board members will have a one year term. They are David Elwood and Nancy Jenkins. Thereafter, Board of Directors will be elected for two year terms.

We are currently working very hard to make positive changes throughout our beautiful neighborhood.

Feel free to contact any of the Board of Directors with questions, suggestions or concerns. If you have any issues for the entire Board or questions about enforcement of restrictions, please send a signed letter to:

Willowood Subdivision Association

P.O. Box 183071

Shelby Twp., MI 48318

What's Happening?

We have been working very hard on the following items:

1. **Collecting Dues.** We are happy to report that most homeowners have paid their dues. If you have not paid, please pay soon to avoid the additional fees that will be charged by our attorneys. We are working with a lawyer to create a new process of collecting dues so it will be fair to all homeowners. Look for more information about the dues process in upcoming newsletters and on the web.
2. **Financials.** Financials needed to be completed for the 2004-2005 fiscal year. Joe Zito (a new board member and CPA) has kindly stepped forward and volunteered to put the information together from the previous board. Please see the Financial Statement for 2004-2005 on the next page along with the Budget.
3. **Front Entrance Signs.** A Sign Committee has been formed and is working to bring new signs to the front entrance. The committee has currently completed the design concept for the signs and is in the process of getting dimensions and selecting the materials to be used in order to get a good cost estimate. Look for more information coming soon on the new signs. Thank you to all the members of the Sign Committee.

4. **Web Site.** A new web site has been created. The web address is . . .

www.willowood-sub.com.

We have currently completed the design phase and we are working on the construction phase. We will protect some of our data by using an ID and Password. All homeowners can use the following ID and password when the web site is ready:

ID = **willowoodhome**

PASSWORD = **homeowner**

Thank you to all the members of the Web Site Committee.

5. **Landscaping.** We will be decorating the front entrance according to the seasons. We would like to have neighborhood involvement. If you are interested in helping with the front landscaping, please check the web site for dates and times.
6. **Snow Removal.** We are currently in the process of reviewing bids for snow removal.
7. **Homeowner Restrictions.** We will begin enforcing restrictions. Please make yourself familiar with the Willowood Homeowner Restrictions document. If you do not have a copy, please contact a board member or look for it on our web site soon!

Financial Statements

YEAR-END STATEMENT
August 1, 2004 –
July 31, 2005
Actual*

BUDGET
August 1, 2005 – May 31, 2006*

PREVIOUS BOARD

INCOME	
Homeowner Dues	\$15,205.00
Interest Income	0.40
TOTAL INCOME	\$15,205.40
EXPENSES	
Snow Removal	\$5,281.00
Lawn care	\$2,872.20
Lighting Maintenance	\$1,859.20
Christmas Lighting	\$1,011.28
Uncollected Dues Expense	\$880.00
Sprinkler System Maintenance	\$799.95
Professional Fees - Legal	\$564.50
Electric	\$551.73
Water	\$462.13
Flowers and Plants	\$460.31
Insurance	\$453.00
Supplies - Paper, Envelopes	\$420.06
Postage Stamps	\$395.90
Post Office Box Fee	\$48.00
Bank Charges	\$10.00
Tax Filing	\$20.00
TOTAL EXPENSES	\$16,089.26
NET LOSS	-\$883.86

INCOME	
Homeowner Dues (\$70 X 206 homes)	\$14,420.00
Homeowners Dues for Signs (\$20 X 206)	\$4,120.00
TOTAL INCOME	\$18,540.00
EXPENSES	
Snow Removal	\$5,300.00
Front Entrance Sign Fund	\$4,120.00
Lawn Care - Cut & Fertilize	\$2,500.00
Professional Fees - Legal	\$1,000.00
Electricity	\$850.00
Insurance - Front Entrance & Board	\$800.00
Maintenance of Front Entrance	\$800.00
Front Entrance Flowers, plants, Seasonal	\$600.00
Water	\$470.00
Office Supplies	\$400.00
Allowance for Doubtful Accounts	\$360.00
Postage Stamps	\$350.00
Post Office Box Fee	\$50.00
Bank Charges	\$30.00
Michigan Annual Report	\$20.00
TOTAL EXPENSES	\$17,650.00
ESTIMATED CARRY OVER	\$890.00

*Fiscal Year will be re-adjusted to August 1, 2005 – May 31, 2006 and then to June 1, 2006 – May 31, 2007. It was recorded this way because turn-over from previous board did not occur until August 2005.

*To get back to a June 1 – May 31 Fiscal Year.

Things You Need To Know . . .

- ◇ Keep your coach lights ON. There have been reports of car break-ins.
- ◇ Please contact the Macomb County Road Commission for road repairs. The phone number is 1-800-462-1474.
- ◇ Please do not park trailers or motor homes in the street.
- ◇ 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.
- ◇ **Do not park cars in the street when it snows.**

SURVEY RESULTS: 35 out of 206 homeowners responded to the survey. The results are as follows: Management Company = NO, Snow Removal = YES, Subdivision Garage Sale = YES, Lamppost = YES.

OUR COMMITMENT . . .

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

Committees

We currently have three committees. The committees report to the Board of Directors. The following are the committees along with the current members of the committees:

⇒ **Garage Sale Committee.**

Naomi Martoia & Michele Spurr

⇒ **Front Entrance Sign Committee.**

James Cerullo, Valerie Scarcelli, Dennis Lewis, Sue Caravello, Laura Law, Kathy Gerus, Tony DeLuca*, David Elwood*, Virginia Galambush*, Nancy Jenkins*, & Joe Zito*

⇒ **Web Site Committee.**

Dean Rynkowski, Kathy Gerus, Virginia Galambush*

If you have an idea for a new committee, please let us know.

* These individuals are also Board Members.

WE NEED YOUR HELP!

- ◆ We need a Professional Engineer who is Licensed with the State of Michigan to draw the front entrance site plan for the new entrance signs.
- ◆ Are you in construction? We could use a hand (or two) with the construction of the new signs.
- ◆ Do you own a landscaping or snow removal company? Let us know so we can include you in our bid process.
- ◆ We always need volunteers! Let us know if you can help in any way. (Mailings, phone calls, professional services, etc.)

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:

- ◇ Meet the Board and Contact Information
- ◇ What's Happening?
- ◇ Financial Statements
- ◇ Things You Need To Know . . .
- ◇ Survey Results
- ◇ Committees
- ◇ Help Needed

