

# Board Members



## Board of Directors for the Willowood Subdivision Association are . . .

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

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.

From this point forward, all positions will be for two year terms. We are currently working very hard to make positive changes throughout our beautiful neighborhood.

## What's Been Happening?

1. **Collecting Dues.** We are happy to report that 95% of homeowners have paid their dues. Annual Dues were due June 1 and payable without penalty by June 30. A letter was sent to each homeowner to include a \$25 penalty fee if these are not paid by 10-31-06 delinquent accounts will be turned over to a lawyer for collection. If a lien is placed, the delinquent homeowner will be charged all the legal and lien fees. We have already placed a lien on one homeowner.

2. **Financials.** Joe Zito a board member and CPA has been maintaining the records for the subdivision board. Please see the balance sheet ending September 30th 2006 and the income statement year to date from June 1 to September 30 2006 on the next page.

3. **Front Entrance Signs.** The committee has completed the design concept for the signs and is in the process of getting the proper permits needed to start the project in the spring of 2007. We will be getting new quotes for materials and contractors to ensure we are getting the most for our money. The signs will be limestone veneer with solid limestone caps and inserts displaying the Willowood logo and coach lights attached to each side.

4. **Street Light.** There was a significant interest to pursue adding a street light to the middle island to help illuminate the entrance. When we have all the details we will share the process with all the homeowners as we move forward.

5. **Seasonal Landscaping.** We will still decorate the front entrance according to the seasons. We encourage neighborhood involvement. If you are interested in helping with the front entrance, please contact a board member for dates and times.

6. **Snow Removal.** We are currently in the process of reviewing bids for snow removal. As we all know it is hit or miss in Michigan with snowfall. We asked for a season quote as well as per push. Seasonal has the better price. We will be working close with the snow removal company to ensure things are running smoothly.

7. **Homeowner Restrictions.** We will continue 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!

8. **Electrical.** As you all well know the electrical has been and still is an issue. There was sub-standard work performed in the past and we are going to repair the problem to ensure we have holiday lights. The entire electrical will need to be replaced as it will interfere with the new signs.

9. **Road Petition.** You may have seen us at your door. We have collected signatures and have turned them into the Township for review. We will keep you posted as to the outcome for them to repair the roads.

10. **Annual Meeting.** We held the annual meeting in June and for the homeowners that attended we had very positive feedback. We need your involvement to keep our subdivision beautiful and safe.

# Financials

## BALANCE SHEET ENDING September 30, 2006

Checking- Credit Union One	\$8,252.42
Credit Union One- CD	\$13,113.11
Entrance Sign Fund	\$7,840.00
Credit Union One- Savings	\$158.54
<b>TOTAL CHECKING / SAVINGS</b>	<b>\$29,364.07</b>
Accounts Receivable	\$1,990.00
Allowance For Doubtful Accounts	(\$370.00)
<b>TOTAL ASSETS</b>	<b>\$30,984.07</b>
Accounts Payable	\$448.00
Deferred Revenue - Dues	\$12,360.00
Total Liabilities	\$12,808.00
Opening Balance Equity	\$3,583.82
Retained Earnings	\$8,985.54
Net Income	\$5,606.71
Total Equity	\$18,176.07
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$30,984.07</b>

## INCOME STATEMENT YEAR TO DATE June 1 – September 30

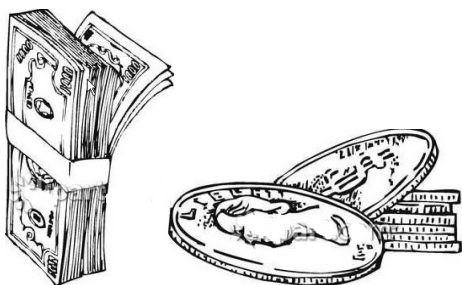
<b>REVENUE</b>	
Homeowner Dues Earned	\$6,180.00
Interest Income	\$113.51
<b>TOTAL INCOME</b>	<b>\$6,293.51</b>
<b>EXPENSE</b>	
Bad Debt Expense	-\$60.00
Electric	\$128.46
Lawn care	\$169.20
Professional Fees - Legal	\$291.00
Supplies - Paper, Envelopes	\$57.58
Water	\$100.56
Total Expense	\$686.80
<b>NET INCOME</b>	<b>\$5,606.81</b>

### Overview

A certificate of deposit was obtained with funds from the sign fund so that additional income can be earned. This was done since the funds will not be needed until early spring 2007. This will assist with the unexpected electrical work and landscaping needed (ash trees).

All expenses are under budget so far – complete detail budget to actual will be included in the Winter Newsletter.

Please direct any specific questions to Joe Zito.



# Things You Should Remember . . .

- ◇ Keep your coach lights ON. There have been reports of car break-ins throughout the year.
- ◇ Please contact the Macomb County Road Commission for road repairs. The phone number is 1-800-462-1474. We hope our petition will help expedite the repair.
- ◇ Please do not park trailers, motor homes, boats, etc. in your driveway or street for any length of time.
- ◇ **Please do not place items (motorcycles, cars, etc.) on the front entrance common area, "For Sale".**
- ◇ 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.
- ◇ Please keep the drains clean. Do not dump grass clippings, yard waste, etc. into or around the drains.
- ◇ **Do not park cars in the street when it snows or blow the snow back into the street.**
- ◇ Homeowners need to contact the board before permits are pulled if they are upgrading their homes with fences, sheds, pools, etc. We will write a letter that we accept or reject the upgrade based on sub by-laws and restrictions. We will do this by letter within 30 days.

**SURVEY RESULTS:** Survey results were only signed votes. The results are as follows: Snow Removal = 120 YES, 21 NO, Streetlight = 62 YES, 57=NO.

## 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.**

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

\* These individuals are also Board Members.



### Sign Construction Project

- ◆ We plan to do the entrance signs in four phases.
  - ◆ Phase 1 will start this fall by removing four diseased Ash trees and removing some shrubs to make room for the wider sign bases.
  - ◆ Phase 2 will start in the spring after the ground thaw. At this point the electrical and irrigation will need to be removed temporarily until the footings are in place and the wall constructed. **(Please bear in mind the entrance will be without service until this is complete)**
  - ◆ Phase 3 will be the adding the Limestone veneer and logo, installing new electrical on and behind the sign along with the irrigation and finishing off with the addition of four coach lights.
  - ◆ Phase 4 we will replace trees, bushes, etc that were removed during construction.

# *Willowood Subdivision Association*

**A PUBLICATION OF THE WILLOWOOD  
SUBDIVISION ASSOCIATION**

Willowood Subdivision Association  
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## October Issue:

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- ◇ Board Members and Contact Information
- ◇ What's Been Happening?
- ◇ Financials
- ◇ Things You Should Remember . . .
- ◇ Survey Results
- ◇ Committees
- ◇ Sign Construction Project

