



NEWSLETTER – DECEMBER, 2011

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PRESIDENT'S LETTER:

Perhaps the most disappointing task that your Board of Directors spends most of its time on is collection of late fees and ARB issues. Neither of these tasks are pleasant, but prompt actions are necessary to preserve the community. The ARB and Board of Directors have a duty to enforce the covenants for everyone's benefit. Please understand that if you get a notification from the Association, it is because we must document each situation to assure compliance.

We will be doing some excavation work on our drainage systems in the near future. Several of the drains in Phase II have become clogged with excess silt where the creek goes under the road.

The Grounds Committee looks forward to continuing its landscaping improvements and is in the process of evaluating proposals for design, costs and long term sustainability.

Major tasks completed in 2011:

- Replaced well pump for irrigation
- Repaired all uneven surfaces along sidewalks
- Replaced large segments of sod in common areas

Financial Status

As of September 2011, our year- to- date income is \$13,385 ahead of budget mainly due to more than anticipated transfer fees and collections on late charges from delinquent accounts. As of September end, we still had \$49,180 due on delinquent accounts, primarily from 6 accounts that are in foreclosure or bankruptcy. As a board, it is one of our biggest concerns and we continue to pursue liens and, in some cases, foreclosure on the home in order to collect the fees due to the Association. Please help the Association meet our financial obligations by paying your assessment in a timely fashion.

Expenses continue to run favorable to budget by over \$8,000.

Our 2012 budget has been approved and we will not increase assessments.

ANNUAL MEETING AND BOARD ELECTIONS:

At the February 2012 Annual Meeting, we will be electing a new Board of Directors. We are in need of someone with an accounting background to serve as Treasurer. **PLEASE CONSIDER SERVING YOUR COMMUNITY BY SUBMITTING YOUR NAME FOR ELECTION TO DAVID FORTHUBER @ SENTRY MANAGEMENT (407)788-6700 EXT. 332 OR dforthuber@sentrymgt.com.** The Board is also looking for people that are willing to help on various committees. We have not had a Social Committee in several years and would like to have some volunteers to head this committee. If you have an interest in contributing your time and energy, please call Jack Bitzer @ 407-333-3471.

SECURITY CORNER:

Visitor entry requires that the visitor be approved by a resident (either over the phone or by virtue of appearing on the resident's approved visitor or vendor list). **Please remember to update your approved visitor and vendor list periodically in order to avoid the need for a guard to call you when a visitor or vendor arrives who is not on your approved list.** This will make the entry process more efficient, and will also preclude visitors and vendors from being able to enter the community using outdated information on your list if you no longer desire to admit them. For example, if you change landscape or pest control companies, let the guard know that they should take the old vendor off your list and replace them with the new one.

All regular visitors need to be on your guest list, especially those visitors that arrive daily or several times each week. It is unfair to your neighbors to use the guard services for personally announcing your regular or expected guests.

ARB ISSUES:

Estate Sales: We have had a few estate sales within our community in the past year. Some have gone smoothly and others have created unnecessary congestion and led to a series of unpleasant confrontations. Your Board understands the need to provide for estate sales in this current economic environment but have agreed that the following guidelines must be followed.

- *All Estate Sales require pre-application approved by the Board.*
- *Anyone requesting a sale must be current on HOA dues **or** provide a bond assuring that proceeds from the sale will be applied to delinquent dues.*
- *The sale must be limited to 8 hours and for one day only.*
- *No signs (including balloons) will be permitted on HOA and private property.*
- *Estate sale personnel **must shuttle** in all estate sale attendees.*
- *No outside items can be brought in to sell at the home*
- *All sales items must be displayed in the house and not in the yard or driveway.*

WELCOME NEW NEIGHBORS:

There have been several families who have purchased properties in the past few months that we would like to welcome:

- Frank & Kristin Rosatto & family – 2766 Marsh Wren Circle
- Thomas DeBold – 152 Vista Oak Dr.
- Richard Bingham/Isabella Ruslimie & family – 303 Vista Oak Dr.
- David & Angela Fishel & family – 413 Vista Oak Dr.
- Anupam & Anjum Mukherjee & family – 2757 Deer Berry Ct.
- Jan & Kay Coomes & family – 2806 Tupelo Ct
- Rob & Lauren Thomas & family– 128 Vista Oak Dr.

HOLIDAY PARTIES:

If you are planning a party, please remember to provide a list of attendees to the gate, as our guard service (with one guard on duty and one phone line) is not designed to call the resident for each expected visitor. **It is helpful if the list is provided in alphabetical order.** Please also ask your attendees **to park on only one side** of the street, and to avoid blocking driveways and intersections so that other residents (and emergency vehicles) can still get by.

HAPPY HOLIDAYS

2011 Board Members:

President/Treasurer – Jack Bitzer	407-333-3471	jbitzer@cfl.rr.com
Vice President – Gary Kaleita	407-418-6334	gary.kaleita@lowndes-law.com
Secretary/Communications – Bev Shivdasani	407-333-9712	bevshiv@cfl.rr.com
Director/Grounds Maintenance – Merrie Tolpin	407-333-3947	merrietolpin@gmail.com
Director/Security – Satish Mahajan	407-333-0972	bandrae@yahoo.com
ARB COMMITTEE CHAIRMAN – Bruce Kuiper	407-333-1775	brucekuiper@aol.com

SENTRY MANAGEMENT: DAVID FORTHUBER 407-788-6700 ext. 332 dforthuber@sentrymgt.com

The HOA's website is a valuable resource that can be used to access all our governing documents, including the covenants, ARB policies, gate procedures, tree removal policy, forms, etc

www.Wingfieldnorth.com

PLEASE SEE APPROVED 2012 BUDGET ON REVERSE SIDE

**Wingfield North HOA, Inc. Approved 2012 Budget
For the yr starting 1/1/12 and ending 12/31/12**

116 Members

**APPROVED
2012**

INCOME

4020 ASSESSMENTS	\$278,400
4060 LATE FEES & INTEREST	\$2,000
4080 CLOSING FEES	\$4,500
4100 INTEREST-OPERATING	\$800
TOTAL INCOME	\$285,700

EXPENSES

GROUND'S MAINTENANCE

6040 CONTRACTED LAWN SERVICE	\$29,000
6041 GROUND'S MAINTENANCE	\$17,000
6050 PRIVATE GROUND MAINTENANCE	\$1,000
6080 FERTILIZATION & PEST CONTROL	\$7,700
6120 IRRIGATION REPAIR	\$3,000
6140 WATER IRRIGATION	\$900
6151 ELECTRIC POWER	\$15,000
6162 MISC. REPAIRS/SUPPLIES	\$1,500
6240 TREE TRIM / REMOVAL	\$4,000
6275 GUARDHOUSE MAINTENANCE	\$2,000
6290 STREET LIGHT ELECTRIC REPAIRS	\$2,000
6340 LAKE/WATERWAY MAINTENANCE	\$4,300
6430 GATE REPAIR	\$2,000
6570 FOUNTAIN MAINTENANCE	\$3,000
6620 GATE TELEPHONE	\$800
TOTAL EXPENSES/GROUND'S MAINTENANCE	\$93,200

EXPENSES/MANAGEMENT & ADMINISTRATIVE

8020 MANAGEMENT FEE	\$9,650
8030 NEWSLETTER COSTS	\$300
8040 POSTAGE	\$600
8060 COPIES/PRINTING/SUPPLIES	\$1,600
8070 ADMINISTRATIVE FEES-LIENS	\$100
8080 CPA SERVICES	\$1,200
8100 LEGAL EXPENSE	\$4,000
8120 INSURANCE	\$3,600
8160 PHONE & FAX	\$200
8180 INCOME TAX	\$1,500
8190 MISCELLANEOUS	\$500
8200 SECURITY SERVICE	\$137,350
8240 BAD DEBT EXPENSE	\$9,335
8320 CHRISTMAS DECORATIONS	\$400
8321 SOCIAL COMMITTEE	\$300
8390 UNIFORM BUSINESS REPORT	\$65
TOTAL EXPENSES/MANAGEMENT & ADMINISTRATIVE	\$170,700

EXPENSES/RECREATION

8520 TENNIS COURT MAINTENANCE	\$1,000
TOTAL EXPENSES/RECREATION	\$1,000

RESERVE FOR REPLACEMENT

9150 ROADS	\$20,800
TOTAL RESERVE FOR REPLACEMENT	\$20,800

TOTAL EXPENSES **\$285,700**

NET **\$0**

2012 ASSESSMENT: \$1,200.00/Member/Semi-annual, \$2,400.00/Year