

DEERFIELD FARMS SUBDIVISION

Winter 2008

Board Member Elections



At our last subdivision meeting, 3 new board member positions were filled. These 3 positions became available as a result of term length fulfillment by other individuals.

The new Deerfield Farms Board consists of the following individuals:

Todd Hermann, Pearl Tormeno, Dennis Schnabel, Ken McAllister, Sal DiBella.

Ken McAllister was re-elected. Attendance at the meeting was higher than it had been when compared to previous meetings – but the number was still low. Of the 52 homes that are physically in our subdivision, only 16 homes were represented. The new board would like to thank the previous members for their dedication and their efforts that they donated. Both Mike Mersino and Dave Eovaldi had been on the board for several years and have made it very easy for a seamless transition for the new board members to assume their responsibilities. The new board is pledging to utilize sound judgment in their decision-making process keeping in mind that all residents deserve a safe and aesthetically attractive neighborhood.

Snow Removal



We will be utilizing the snowplow services of Richter's Landscaping this year. This is the same company who maintained the front entrance for us this past season.

They were referred to the subdivision board and that referral was coupled with an elevated recommendation. The board would like to request that all homeowners park all vehicles in their respective driveways on predicted "snow days". This will make the snow plow activity easier and more complete. Also please keep in mind that it is a township ordinance that each homeowner cleans their respective sidewalks. But more importantly, it is a courtesy to our neighbors who enjoy walking on a daily basis. Please be responsible and courteous to all of your neighbors.

Holiday Decorations

The board members were sensitive to the economic conditions that surround all of us and were willing to decorate the front entrance the weekend after Thanksgiving themselves, as opposed to hiring an outside firm. The savings will net approximately \$650 after the purchase of artificial garland. The garland, as well as the other decorations, will be stored and reused in the coming years. The saved monies will be applied toward the budget in an attempt to reduce the annual subdivision dues. Weather permitting, we have scheduled the weekend of January 10th around noon to remove and store the Christmas decorations. Additional take-down volunteers would be welcomed.

Dues Application

Please note that the dues that are collected from all of the residents are applied toward the landscape services for the front entrance, snow removal services, legal services and operating expenses that the subdivision realizes on a perpetual basis. The timely payment of the annual dues by all residents will aid the board in making sound and accurate decisions with regard to the expenses that are incurred annually. To date, about 90% of the dues have been collected. Thank you to all residents who have paid their dues in a timely manner.

Communication with the Board

Please feel free to visit the subdivision website to review the by laws of our neighborhood. There are links for both an html version and a PDF image of the current by laws. The website address is <http://www.deerfieldfarms.org>. You can also send your questions and comments to the board at association@deerfieldfarms.org. Please use this email address as the means to voice your questions and comments and the board will respond expeditiously.



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Other Happenings

In an attempt to improve the lighting abilities at the front entrance, the board members unanimously voted to increase the amp level of the electrical service for the center median. The initial thought was to pull a larger gauge wire through conduit, but this idea was quickly halted, as the existing wire is merely a buried cable in the ground – which is to code because of the buried depth. Another idea was to “pull” a wire to the East side of the entrance, but this idea was halted as well as it was cost prohibitive and thought to not be in the best interest of the residents. Because of the limited electrical service at the entrance, holiday lighting is also limited. The board has also discussed upgrading the holiday lighting to LED based lighting because of the 90% savings in electrical power, but this could be a significant up-front expense as well. **Please be assured that any larger scale modification to the front commons areas or expensive holiday lighting upgrades would be sent to the homeowners for vote.** One last area of attention that will need to be addressed this coming spring is to perform some minor repair to the front sign. There are some trim moldings that will need to be replaced, but the sign itself is in very good condition.



Budget Update



The following is a budget and expense summary for the subdivision’s fiscal year 2008-2009. The “budget” column shows the amount of money we expect to receive as well as expenses we expect to accrue for the coming year. The “YTD Actual” column shows the actual amount received and spent since the beginning of the fiscal year (November 2008 – November 2009). Currently, we are on track with all expenses. If there are any questions about the budget, please feel free to contact the board via e-mail.

Category	Budget	YTD Actual
Income		
Starting balance	\$3,206.95	\$3,206.95
Interest		
2009 Dues	\$8,320.00	\$7,260.00
2008 dues (late)		\$239.20
Total	\$11,526.95	\$10,706.15
Expenses		
Attorney fees	\$300.00	
Bank fees	\$30.00	
Corporate license fee	\$60.00	
Lighting & seasonal décor	\$800.00	\$89.91
Lawn maint. & snow removal	\$4,800.00	\$347.00
Liability & director insurance	\$400.00	\$388.00
PO box fee	\$50.00	
Business supplies & postage	\$100.00	\$52.83
Sign maintenance	\$500.00	
Sprinkler maintenance	\$600.00	\$75.00
Electricity	\$400.00	\$35.83
Water	\$400.00	
Contingency	\$300.00	
Total	\$8,740.00	\$988.57
Ending balance	\$2,786.95	\$9,717.58

Lastly

The entire Deerfield Farms Subdivision board would like to wish all of our neighbors and their entire families a safe and healthy Holiday Season.