



# Strawberry Hill Recreation Association

## December 2006 Newsletter

[www.landenshra.com](http://www.landenshra.com)



### BOARD MEETINGS

Sundays, at the Clubhouse unless otherwise noted. All are welcome.

- January 7<sup>th</sup> - 7 PM
- February 11<sup>th</sup> - 7 PM
- March 11<sup>th</sup> - 7 PM



### Pool Hours

**Pool Closed for the Season . . .  
See You Next Year!**

### Electronic Newsletter

You can sign up to receive the newsletter via email by visiting the Website listed above.

### RENT THE CLUBHOUSE

Contact Willie Klum before 9:00 PM at 460-2206 or go online at our Website to reserve the Clubhouse for a Good Neighbor style event! All available dates can be viewed online.

### UPCOMING EVENTS

#### Holiday Party

Sunday, Dec 17<sup>th</sup>, 3 PM to 5 PM. Santa will also be there!! Each family is asked to bring a plate of treats for the Cake Walk and also a cookie decorating item (example M&M's, Sprinkles, colored sugar, Skittles, etc.). See you there!!

#### Fiscal Meeting

Sunday, January 14<sup>th</sup> - 7 PM

#### Annual Meeting

Sunday, March 11<sup>th</sup> - 7 PM

#### Clean Up Day

Saturday, May 19<sup>th</sup> - 10 AM

#### End of School Party

Friday, June 1<sup>st</sup> - 6 PM

#### Adult Tennis Tournament

June 2007

#### 4<sup>th</sup> of July Party

Wednesday, July 4<sup>th</sup> - Noon

#### Adult Pool Party

August 2007

#### Labor Day Picnic

Monday, September 3rd - Noon

### Oct - Dec Meeting Highlights:

#### The Board voted and passed:

- The Minutes of Sept 11<sup>th</sup>, Oct. 9<sup>th</sup>, and Nov 13<sup>th</sup>.
- Contracting with Lawn Dimensions for the SHRA Lawn and Landscape Maintenance (3 year fixed cost).

#### The Board discussed:

- Lawn and Landscape care bids for 2007. SHRA received and reviewed 4 closed bids.
- The Pool contract bidding to add better hours of operation by changing the time to be 10 AM to 9 PM 7 days a week through the pool season.
- Potential regulation changes for the pool and clubhouse regarding the recently passed smoking law.
- Budget 2007 Planning
  - Operating Costs**
    - Pool 9% Increase (due to Minimum Wage Increase)
    - Property Taxes (Warren County)
  - Repair & Replacement**
    - Fireplace Insert
    - Pool Furniture (Tables, Chairs, & Umbrellas)
    - Tot Pool Furniture (Kid Type Furniture & Basketball Hoop)
    - Flower Pot Replacement
    - Security Lights Repair and Replace
    - Tennis and Pool Fence Repair
    - Tennis Court - Major Repair (Fall 2007)

#### Committee Reports

- Social Events - Adult Pool Party flyer with 7 PM start time was distributed with website registration for dinner. Deadline was Thursday night, the 24<sup>th</sup>.
- Bengal's Party - Dave - planned for event in October.
- Courts - Dave - obtained tentative bids for court & fence repairs.
- Grounds - Terry - Grounds winterized until next season.
- Clubhouse - Willie - Things going well, nothing new to report.
- SHRA Web Page - Frank - Routine Web Page requests for updates will come from Willie to Frank.
- Pool - Winterized until next season.

### Message from the President

With the year coming to a close, I would like to take this opportunity to thank all of our many volunteers for their time and talents! Our Association could not operate effectively and we would not be enjoying the benefits of our investments without the hard work and dedication of these individuals. So, to each of you Thank YOU!

With that said, it is also worth recognizing that through careful monitoring of our finances and with constant attention to our expenses, the Association will end the year within our projected budget.

And as most of us know the annual Fiscal Meeting of our Association is normally held in December of

each year. However, this year, the meeting has been postponed due to some unknown costs associated with a new property tax that will be levied by Warren County on all HOA's and due to final negotiations with our pool contractor (related to the passing of the minimum wage law change). We expect to have these final expenditure amounts determined in time to hold the Fiscal Meeting in January.

It is important to note that through careful budgeting and spending habits of current and former Boards, our assessments have not increased in several years and during this time we have been operating within our budget. It is also important to note that due to this conscious consideration with respect to fiscal matters we are assessed at 61% of the amount allowed by our Declaration. So, while we anticipate increasing our dues this year it will be minimal as possible and will be done only after determining final costs of the expected increases.

So, please watch your mail for the meeting notice that should be mailed in early January! We would love to see each and every member attend.

Happy Holidays from the Board to each and every member!!

Sincerely,

Kristin Spiekerman, President

### Three Board of Directors Openings

Any homeowner interested in serving a term as a member of your Board of Directors, please contact any of the below listed Directors.

### 2006 VOLUNTEER BOARD

#### Board of Directors:

<b>KRISTIN SPIEKERMAN, President</b>	
kspiekerman@landenshra.com	573-0516
<b>TERRY MAXWELL, Treasurer &amp; Grounds</b>	
tmaxwell@landenshra.com	398-5642
<b>WILLIE KLUM, Pool &amp; Clubhouse</b>	
wklum@landenshra.com	573-9983
<b>DAVE VERMETTE, Tennis Courts</b>	
dvermette@landenshra.com	754-2307

#### Program Chairs:

<b>FRANK BACHMAN, Web Page Master</b>	
fbachman@landenshra.com	885-7093
<b>PENNY HULEFELD, Social</b>	
phulefield@landenshra.com	398-7667

<b>THERESA KLUM, TBK Solutions Business Mgr.</b>	
tklum@landenshra.com	573-9983
<b>CLUBHOUSE PHONE</b>	<b>398-5040</b>
7786 Carraway Ct. Maineville, Ohio 45039	
P.O. Box 317, Kings Mills, Ohio 45034	