



Strawberry Hill Recreation Association

March 2007 Newsletter

www.landenshra.com



BOARD MEETINGS

Sundays, at the Clubhouse unless otherwise noted.

All are welcome.

- April 22nd (Annual Mtg. - 7 PM
- May 13th - 7 PM
- June 10th - 7 PM



Pool Hours

Pool Season Begins Saturday, May 26th!!!!

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

Please mark your calendars for this year's list of events:

Annual Meeting

Sunday, April 22nd - 7 PM

Clean Up Day

Saturday, May 19th - 10 AM

Garage Sale

May TBD

End of School Party

Friday, June 1st - 4 - 6:30 PM

Swim Lessons - 1st Session

June 11th - 15th - 8:30 AM - 12 Noon

Registration begins May 1st, register online or call Sue Palmieri at 459-2199

Father's Day Grill Out

Sunday, June 17th - 11:30 AM - 1 PM

Adult Tennis Tournament

June 2007 - TBD

4th of July Party

Wednesday, July 4th - Noon

Swim Lessons - 2nd Session

July 16th - 20th - 8:30 AM - 12 Noon

Registration begins May 1st, register online or call Sue Palmieri at 459-2199

Adult Pool Party

Saturday, August 25th - 7 PM - ??

Labor Day Grill Out

Monday, Sept 3rd - 11:30 AM - 1:30 PM

Halloween Party

Sunday, October 28th - 3 PM - 5 PM

Bengal's Party

November - TBD

Christmas Party

December - TBD

March 11th Annual Meeting Highlights:

The Board voted and passed:

- An increase in the assessment from \$375 to \$425 per year.
- Dates of invoices to members, the split payment option, and the \$25 late payment charge.
- 2007 Budget as presented and included:

Operating Costs

- Pool 9% Increase (due to Minimum Wage Increase)
- Property Taxes (Warren County)

Repair & Replacement

- Pool Furniture (Tables, Chairs, & Umbrellas)
- Tot Pool Furniture (Kid Type Furniture & Basketball Hoop)
- Fireplace Insert
- Flower Pot Replacement
- Security Lights Repair and Replace
- Tennis and Pool Fence Repair

The Board discussed:

- Annual meeting planning
- Board member recruitment
- Expanding SHRA membership to include Chestnut Landing Residents. SHRA has discussed the expanded membership in varying degrees over the past 3 years and informally tested the appetite for voting in such an acceptance/inclusion. Most recently it was brought up at the 2007 SHRA Annual Meeting by an attending member of SHRA. After further discussion the Board will put together an exploratory unfunded committee to determine the pros and cons of this sort of juncture and report the findings back to the members in future months.

For now WE would like to hear your comments and concerns on this subject by logging on to www.landenshra.com and visiting the "comments/Inquiry" Page.

Committee Reports

- Social Events - Penny - Most dates & times have been set. Remainder of

changes will be released as soon as possible.

- Courts - Dave - obtained tentative bids for court & fence repairs, including major repair work that may be addressed in Fall 2007.
- Grounds - Terry - Lawn Dimensions has begun spring work.
- Clubhouse - Willie - Rentals are going well.
- SHRA Web Page - Frank - Routine Web Page requests for updates will come from Willie to Frank.
- Pool - Cincinnati Pool Mgt. has begun spring checks. Willie ordered the new pool furniture.

Message from the President

Spring has sprung and the weather has been just wonderful! With that in mind - spring cleanup will begin on the clubhouse and pool grounds very soon - so please watch for the dates! We can use everyone's assistance to make our Association shine again this year. We also offer Community Service hours to those students in need of them and welcome the younger children to come with their parents - it simply makes a great family day!

With that said, it is important to let our members know that the budget was approved at the January Annual Fiscal Meeting. The meeting was postponed until January (the meeting is normally held in December) due to some unknown costs associated with charges from Warren County and due to final negotiations with our pool contractor (related to the passing of the minimum wage law change). Once those final costs were determined, the budget was presented and passed.

Collection of dues is progressing well and to date we are at a 72 % collection rate. 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 conscious consideration with respect to fiscal matters, we are assessed at 61% of the amount allowed by our Declaration. So, while we saw a slight increase in our dues this year - they were only increased as minimally as possible and only after final costs were obtained.

On behalf of the Board, I would like to acknowledge every member's dedication to our homeowners' association and recreation facility. We are constantly complimented on



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the condition of our grounds, facilities, and functions and are regarded as one of the most desirable facilities in Landen (if not the area). And I believe that this says a lot for the commitment and team effort of the entire neighborhood with respect to everything we do including the financial commitment we all make without complaint. Without all of you, we would not enjoy our assets as we do.

So, in closing, thank you for all that you do - no matter how great or small - it is truly appreciated! And, remember that the Election of Board Members will take place at the April meeting.

Sincerely,

Kristin Spiekerman, President

One Board of Director Opening

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:

KRISTIN SPIEKERMAN, President

kspiekerman@landenshra.com
573-0516

DAVE VERMETTE, VP & Tennis Courts

dvermette@landenshra.com
754-2307

BRET MIDDLETON, Secretary

bmiddleton@landenshra.com

TERRY MAXWELL, Treasurer & Grounds

tmaxwell@landenshra.com
398-5642

WILLIE KLUM, Pool & Clubhouse

wklum@landenshra.com
573-9983

Program Chairs:

FRANK BACHMAN, Web Page Master

fbachman@landenshra.com
885-7093

PENNY HULEFELD, Social

phulefeld@landenshra.com
398-7667

THERESA KLUM, TBKHS Business Mgr.

tklum@landenshra.com 573-9983

CLUBHOUSE PHONE

398-5040

7786 Carraway Ct. Maineville, Ohio 45039
P.O. Box 317, Kings Mills, Ohio 45034

2006 Performance

The 2006 performance was within the approved budget, primarily because expenses were being closely monitored, anticipated increases were planned for, and several expenditures in the past two years have been less than anticipated. Note that the majority of the SHRA expenses continue to be in four large expense areas in the attached charts, including:

- \$22,000 for pool management
- \$ 5,700 for grounds maintenance
- \$ 3,300 for insurance coverage
- \$ 3,000 for bookkeeping services

2006 Actual

Assessments	\$ 64,150
Misc Income	\$ 1,578
Total Income	\$ 65,728

Pool Mgmt	\$ 22,392
Pool/Clubhouse Supplies	\$ 243
Water/Sewage	\$ 2,422
Electric	\$ 3,422
Telephone	\$ 701
Gas	\$ 1,000
Trash Removal	\$ 848
Maintenance	\$ 7,236
Equipment	\$ 634
Admin	\$ 3,861
Ins/Leg/Taxes/Permits	\$ 7,088
Social	\$ 2,403
Interest/Note Payable	\$ 1,319
Repair & Replace	\$ 5,908

Total Expenses	\$ 59,477
Net Income	\$ 6,251
Note Payable Principle	\$ 6,009
Add'l Funding to R&R AC	\$ 0
Net Cash In	\$ 242
Budgeted Cash	\$ 0
Variance	\$ 242

2007 Budget

This budget varies from the prior several years because of a recent minimum wage law change and a new personal property tax on recreational facilities being considered. Additionally, new pool furniture will be purchased, the fireplace insert and a concrete flower pot will be replaced, and the tennis and pool fencing is to have some minor repairs. Bids for major resurfacing of the tennis courts are being considered and timing may be Fall of 2007. The last payment on the note is February 2009. Annual principle payments and interest expenses total \$7,329. Collections have been strong every year, but we budgeted for two uncollectible assessments during the calendar year.

2007 Budget

Assessments	\$ 72,675
Misc Income	\$ 1,300
Total Income	\$ 73,975

Pool Mgmt	\$ 25,190
Pool/Clubhouse Supplies	\$ 300
Water/Sewage	\$ 2,050
Electric	\$ 3,630
Telephone	\$ 750
Gas	\$ 1,700
Trash Removal	\$ 852
Maintenance	\$ 8,050
Equipment	\$ 1,100
Admin	\$ 3,992
Ins/Leg/Taxes/Permits	\$ 7,327
Social	\$ 2,500
Interest/Note Payable	\$ 862
Repair & Replace	\$ 3,800

Total Expenses	\$ 62,103
Net Income	\$ 11,872
Note Payable Principle	\$ 6,467
Add'l Funding to R&R AC	\$ 5,405
Net Cash In	\$ 0
Budgeted Cash	\$ 0
Variance	\$ -