



Strawberry Hill Recreation Association

January & February 2008 Newsletter

www.landenshra.com



BOARD MEETINGS

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

- April 13th - 7 PM, Annual Meeting
- May 11th - 7 PM



Pool Hours

Pool Closed for the Season.

Electronic Newsletter

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

Only the electronic version will be available January through April 2008. So please sign up to receive your copy and stay up to date on upcoming events.

RENT THE CLUBHOUSE

Please contact Beth Galberg before 9:00 PM at 573-0739 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 these events:

- April 13th** - Annual Meeting, 7 PM
- May 17th** - Clean Up Day, 9 AM - 1 PM
- May 17th** - Euchre Tournament, 7:30 PM. If you are interested in attending, please email Penny Hulefeld. Please bring an appetizer to share and BYOB.
- June - Early Fall** - Tennis Lessons - will be offered by Stacey Vermette this summer. Visit the website for more information or contact Stacey at 754-2307.
- June - Date TBA** - Neighborhood Garage Sale
- June 6th** - End of School Party
- June 16th - June 20th** - Swim Lessons 1st Session, sign up information will be forthcoming.
- July 4th** - Best 4th of July Party in Landen!
- July 7th - July 11th** - Swim Lessons 2nd Session, sign up information will be forthcoming.
- August 23rd** - Adult Pool Party
- September 1st** - Labor Day Grill Out
- October 26th** - Halloween Party

November - Date TBA - Bengals Chili Cook Off

December - Date TBA - Children's Holiday Party
Adult Tennis Party is being considered.

Times, dates, and other appropriate information will be announced as the planning for these events are finalized.

Highlights of Previous Meetings:

- We have hired a new pool company and hours of operation will be extended to 10 AM through 9 PM.
- A new webpage look is being developed thanks to James Ball and Sam McCoy. The new look will be available soon.
- The 2008 Annual Budget was unanimously approved by the Board.
- The electronic newsletter will begin with the January/ February Issue with the exceptions of June, July, August and the Annual Meeting that is held in April.
- There are 9 "open memberships" available for the 2008 season. Please contact Willie Klum if you know of someone who might want to join our Recreation Association for the year.
- Look for articles about SHRA in Landen Living and call Kathy Abrell if you would like something submitted.
- Our new pool company, SwimSafe will offer swim lessons this summer. Look for information in the Annual Meeting mailing, and mark the dates on your calendar from "Upcoming Events."

Message from the President

As a reminder, the newsletter will only come in the form of an electronic version (with the exception of this issue and June, July, and August) to those of you signed up to receive it. If you have not signed up, please do so at www.landenshra.com. Also, within a matter of days, we will have the new website up and running. Please check it out and let us know your thoughts as we continue to enhance and improve it.

Please see the voting proxy included with this newsletter, and make an effort to return them as requested. This is your Association, and as such, your participation in these matters is the key to our success. If you have any questions, please contact a Board Member.

One business matter the Board has been discussing and investigating is the matter of

furnishing alcohol at some gatherings and functions. At the last Board Meeting, after much investigation and consultation with insurance sources and acquiring legal advice, it has been determined we are covered adequately on insurance and are in legal compliance. The Board has made a suggestion to continue providing alcohol for two gatherings in 2008, as in the past, the 4th of July Party and the Adult Pool Party. We are adding this as a recurring motion to be voted on by the Board at the Annual Meeting. Thus, going forward, the Board will be able to review the purchase of alcohol for SHRA sponsored events on an annual basis.

Spring is near (we hope after this past weekend...) which means the pool will be open for business before you know it. We would like to welcome our new pool management company, SwimSafe Pool Management which is locally owned, managed, and operated by Cary Belyea. Cary has slowly built his business over the past several years, conservatively and selectively growing his clientele each year with respect and attention to detail, concentrating on safely and unusually high customer service. Cary and his company came highly recommended by his existing customers; have some experience with the SHRA facility through his previous employer; and have built a solid reputation for first class service. Through successful bidding and negotiation, we have secured SwimSafe for three years with a substantial financial savings when compared to our previous pool management company. AND, we will be able to extend our pool hours of operation from 10 AM - 9 PM ALL SEASON LONG!! We look forward to working with Cary and his team this pool season.

As winter comes to a close, another piece of business comes to mind, paying our homeowners' association assessments. We have all received our notices, with various payment options such as a split payment plan and new credit card payment options. Please be sure to pay your invoice on time to ensure that no late charges are incurred. Remember, we have only raised the SHRA assessments once in several years, and we are still well under the average cost compared with other similar associations.

Your contribution not only allows us to have activities for the family and neighborhood comradory, it maintains the facilities, and the facilities and amenities themselves bring untold value to your community AND your property values.



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In closing, I would like to thank the entire SHRA Board of Trustees, committee members, and community volunteers for their dedication of time and effort. They have made 2007 a great success and we look forward to an even better and more exciting 2008!

Respectfully,
Bret Middleton
President

SHRA Points of Contact

Volunteer 2007 Board of Directors:

BRET MIDDLETON, President
 bmiddleton@landenshra.com 234-9597

DAVE VERMETTE, VP & Tennis Courts
 dvermette@landenshra.com 754-2307

KATHY ABRELL, Secretary & Communications
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TERRY MAXWELL, Treasurer & Grounds
 tmaxwell@landenshra.com 398-5642

WILLIE KLUM, Pool Operations
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PENNY HULEFELD, Social Events
 phulefeld@landenshra.com 398-7667

REESE SMITH
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Volunteer 2007 Program Directors:

BETH GALBERG & AUDREY MASCHINO, Co-Clubhouse Rental Directors
 bgalberg@landenshra.com 573-0739
 amaschino@landenshra.com 336-9459

JAMES BALL, Webmaster
 jball@landenshra.com 509-4694

THERESA KLUM, TBKHS Business Mgr.
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CLUBHOUSE PHONE 398-5040

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SHRA Mailing Address:

SHRA, P.O. Box 317, Kings Mills, OH 45034



2007 Performance

The 2007 performance was well within the approved budget, primarily because expenses were being closely monitored, anticipated increases were planned for, and four open memberships were sold. Note that the majority of the SHRA expenses continue to be in four large expense areas in the attached charts, including:

- \$25,200 for pool management
- \$ 5,700 for grounds maintenance
- \$ 3,300 for insurance coverage
- \$ 3,000 for bookkeeping services

2007 Actual

Assessments	\$ 75,025
Misc Income	\$ 3,763
Total Income	\$ 78,788

Pool Mgmt	\$ 25,197
Pool/Clubhouse Supplies	\$ 629
Water/Sewage	\$ 1,390
Electric	\$ 3,705
Telephone	\$ 720
Gas	\$ 2,097
Trash Removal	\$ 881
Maintenance	\$ 8,733
Equipment	\$ 1,140
Admin	\$ 3,793
Ins/Leg/Taxes/Permits	\$ 7,480
Social	\$ 2,576
Interest/Note Payable	\$ 862
Repair & Replace	\$ 6,765
Total Expenses	\$ 65,968

Net Income	\$ 12,820
Note Payable Principle	\$ 6,467
Add'l Funding to R&R AC	\$ 6,353
Net Cash In	\$ 0
Budgeted Cash	\$ 0
Variance	\$ 0

2008 Budget

This budget varies from last year as a new pool management company was chosen which allows for an almost \$2,400 annual savings. Additionally, new pool furniture will be purchased, and the tennis court will have some minor repairs. The last payment on the note is February, 2009. Annual principle payments and interest expenses total \$7,329.

2008 Budget

Assessments	\$ 72,250
Misc Income	\$ 1,300
Total Income	\$ 73,550

Pool Mgmt	\$ 22,850
Pool/Clubhouse Supplies	\$ 350
Water/Sewage	\$ 1,750
Electric	\$ 3,850
Telephone	\$ 800
Gas	\$ 1,700
Trash Removal	\$ 900
Maintenance	\$ 8,200
Equipment	\$ 1,100
Admin	\$ 3,833
Ins/Leg/Taxes/Permits	\$ 6,837
Social	\$ 2,650
Interest/Note Payable	\$ 371
Repair & Replace	\$ 4,750
Total Expenses	\$ 59,941

Net Income	\$ 13,609
Note Payable Principle	\$ 6,958
Add'l Funding to R&R AC	\$ 6,651
Net Cash In	\$ 0
Budgeted Cash	\$ 0
Variance	\$ 0