

SGHOA

THE SENSENY GLEN ECHO

Spring 2011

CONTACT INFORMATION:

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BOARD MEETING WEDNESDAY, MAY 25 7 P.M. GREENWOOD MILL ELEMENTARY SCHOOL

Exit Senseny Glen going right on Senseny Road; take a right at the new stop light at Channing Drive. Enter the school property and follow the signs for visitor parking. Walk around the building as if you were going to the main entrance. The Community Center is the first set of doors as you go around the corner!

www.sensenyglen.org

FROM JIM COTTOS

I hope everyone is enjoying the Spring arrival - finally! We were certainly spared a lot of snow this year, but the cold weather seemed to hang around forever. Of course, with spring's arrival comes the requirement to keep our lawns mowed and landscaping cleaned up. We have had very few problems in the past, and I hope we won't have to send reminders this year. We all want the subdivision to look good, so it benefits everyone to keep on top of our yards. We have renewed our contract for cutting the grass and keeping up the areas surrounding our entrance signs, so you'll see some improvement there soon.

As we move toward the October annual meeting, I wanted to let everyone know that the second term of all your Board members will be completed this fall. It is always good to get more folks involved in the HOA activities, so I am hoping we have people who are interested in running for the Board positions of President,

Treasurer and Secretary. If you have questions about the duties, responsibilities and time requirements for these positions, please come to the May meeting and we will discuss those with you before, or after, the scheduled meeting.

We have enjoyed the support of the members for almost four years, and it is time for some "new blood." Please think about a more active participation in the future. The positions don't pay, but there is great satisfaction in handling these responsibilities. Thanks again for your support and I hope to see you all at the meeting.

Jim

BOD News...

Update from the Treasurer

Dues notices were sent out as required and we have a couple of homeowners who have not paid the 2011 dues. While our dues were raised this year they remain among the lowest in the area. Some who have not paid have their homes on the market but that does not mean the dues do not have to be paid. People who may be having trouble paying the dues should contact a board member immediately so that no further collection steps will be taken. Below is the 2011 budget presented and adopted at the annual meeting in October 2010.

**Senseny Glen Homeowners Association
2011 Annual Budget**

	2011
	<u>Budget</u>
INCOME	
<u>Annual Dues (161 Lots x \$75)</u>	<u>\$12,075.00</u>
HOA Packets	\$250.00
Interest Income	\$0.00
<u>Other Income</u>	<u>\$0.00</u>
Total Income	\$12,325.00
EXPENSES	
Bank Charges	\$0.00
Grounds Maintenance	\$2,250.00
Insurance	\$500.00
Legal Fees - General	\$0.00
Legal Fees - Collection	\$0.00
Meeting Room Expenses	\$50.00
Office Supplies/Printing/Copies	\$150.00
Postage	\$175.00
Signage	\$0.00
Taxes & Licenses	\$100.00
Utilities	\$6,200.00
Web Page	\$135.00
Yard Sale	\$100.00
<u>Reserve Allocation</u>	<u>\$2,665.00</u>
Total Expenses	\$12,325.00
 Net Profit/(Loss)	 <u>\$0.00</u>

Wrap Up of the 2010 Annual Meeting...

- The meeting was called to order at 7 p.m.
- The minutes of the 2009 Annual Meeting were read and approved.
- The Treasurer reported that there were just a few dues outstanding.
- The bulk of the meeting covered the budget and dues increase for 2011. While the Board can raise dues up to \$100 without community approval, it was good to see unanimous support in the room for the increase to \$75. *Note: recently the Rappahannock Electric Cooperative announced increases in excess of 7% for the next three years. The dues increase this year should cover those increases for the street lights.*
- A question was raised about clearing downed trees from the common area and discussion followed. The Board agreed to look into the need for doing so. Additional questions/inquiries were made about parking on the lawn, basketball hoops at the street, and street parking. *The association encourages everyone to utilize their paved parking areas. Everyone should remember that their parking habits affect their neighbors directly and the overall appearance of the community. Lawn parking is discouraged.*

Covenant Reminders

3. No power boats, mobile homes, motor homes, campers, commercial buses, trailers of any type, tractors, trucks or other motor vehicles (other than automobiles, motorcycles, pickup trucks, and 3/4 ton (or less) or vans) shall be permitted on any Lot except during the course of construction. No motor vehicle or material portion thereof, which does not have a current license and current Virginia inspection stickler shall be permitted on any Lot.

6. No noxious or offensive activities shall be carried on upon any Lot nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

9. ...No refuse or any container for same shall be placed or stored in front of any house, except on the date of garbage pickup.

Other Reminders

Please be sure your children only visit the property of others when invited to do so.

Please be aware of excessive barking by your dogs and quiet them or take them inside. County ordinance regarding barking allows for fines.