

Sunny Brook Farm Newsletter

February 2014

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Sunny Brook Farm's is running out of money!

Our HOA account is running dangerously low with only \$4,500 left in the account until the collection of the 2014 assessment dues start coming in around April 2014. The outline below reflects how your assessment was allocated in 2013.

City & Village	\$1,097.00
Common Ground (Lawn Mowing)	\$1,500.00
Income (Annual Assessments thru 6/19/13)	\$19,907.12
Subdivision Insurance Annually	\$401.00
Legal Fees (for indenture changes; meeting minutes filed; securing the HOA loan with the bank)	\$2,234.31
Lien Fees (thru 11/12/13)	\$169.95
Snow Removal	\$4,620.00
Street Repair & Maintenance	\$5,450.00
Subdivision Repairs (Sewer, street signs, tree removal)	\$3,681.25
Supplies (postage, PO Box, mtg signs)	\$864.59
Utilities (16 Street Lights)	\$3,835.10

Efforts to Cut or Reduce Expenses:

1. **Street repairs** – are on hold until further notice
2. **Common Ground** - lawn service is being drastically reduced (see Common Ground Maintenance topic)
3. **Supplies** – (postage/paper/envelope) expenses will decrease in 2014 now that we are no longer mailing newsletters and assessment notices.

Voluntary Annexing with Arnold

We regret to report that the City of Arnold representatives have not returned our countless calls to discuss or meet with us to review the condition of our subdivision in efforts to annex Sunny Brook Farms. Without their input we have nothing further to report on this subject and have no other option but to consider this matter closed.

Common Ground Maintenance

Other nearby subdivisions has adopted a policy to maintain only the common ground area at the entrance to their subdivision. And the residents who live by the other common ground areas are expected to maintain those areas on their own. In efforts to reduce our lawn care service we will arrange for a couple of the other common ground areas in our subdivision to be maintained professionally only a couple times a summer, rather than every other week as it has been in the past. We apologize in advance to those that this affects the most but we are left with no other options at this time. We feel the money is better spent going after the delinquent homeowners and we will reassess this decision as we begin to collect past dues that are owed to our HOA. Thank you!

Delinquent Homeowners

Fifteen homeowners collectively owe our HOA in excessive of \$15,037.75 (this total includes both the special assessment fees and past years of annual dues). The cost of a lien is \$90 per property (covers both the filing and release) which is a total of \$1,350 of addition expenses that our HOA account will suffer from and won't recover those costs until the homeowner pays off their outstanding debt. The trustees are working with CVTO's attorneys to go after these delinquent homeowners. Collection letters from the attorney will be going out to them soon.

Subdivision Loan Repayment

The trustees are pleased to report that the \$32,000 loan for repairs to the subdivision sewer drain is 3/4th of the way paid off. There are still fifteen homeowners who owe for the special assessment totaling up to \$6,100. ***Any unpaid balance will continue to accrue penalty charges and be turned over to an attorney in efforts to collect these funds.***