

APRIL 2011

Yellowleaf HOA

2010-2011

HOA STATISTICS

- 128 Yellowleaf Homeowners
- 82 Homeowners Paid Dues Year-to-Date
- 64% Participation

IMPORTANT DATE

June 7, 2011
HOA Meeting at
7:00 PM at the Chelsea
Senior Center

DIRECTIONS

From the subdivision entrance, turn right onto Hwy 39. Go 2.0 miles and turn right onto Hwy 36. Go 0.7 miles and the gray building is on your right.

Travel time: 5 minutes

SEE YOU THERE!

*Yellowleaf Ridge Estates Homeowners Association, Inc.
Chelsea, Alabama*

Protecting Your Home Value

When your homeowner association (HOA) was established in 2004, there were very specific reasons for doing so. But here's the big picture: studies have shown that an active HOA protects the value of our neighborhood and your home. In fact, an inactive HOA can lead to a decline in property value as high as 20%!

Here's a quick calculation based on recent general information, assuming:

- * Average Home Value in Yellowleaf = \$243,000
- * Number of Homes = 128
- * 20% Theoretical Decline

VALUE PROTECTED BY YOUR ACTIVE HOA:

\$6.2 million in neighborhood value and \$48,600 in average individual home value.

Let that sink in: it's HUGE!

Does that 20% decline sound too high? Then cut it in half to 10%. Still huge:

\$3.1 million in neighborhood value and \$24,300 in average individual home value.

BOTTOMLINE

Keeping your HOA active and well managed, and paying annual dues has a personal impact on the financial investment in your home.

The HOA Needs YOU!

With recent and upcoming changes in volunteers serving on the board, please consider stepping up to help manage the HOA. General board members serve a two year term, and attend quarterly meetings to provide input and ideas. They might be asked to perform specific tasks, or head-up and/or serve on a committee. If a



position opens up, as recently occurred, then members are elected to also serve in that function.

Finally, you can get involved by attending the next meeting on June 7, even if you can't serve right now. Your voice on HOA issues is important to all of us.

Board Member Updates

Lori Cheney has stepped down as **Treasurer** and transferred duties to Rose Wade, a current board member. Stacie Dice has stepped down as **Secretary** and transferred duties to Pam Kimball, a new volunteer. Thanks to Lori and Stacie for their service!

Vacancies are opening up: the second terms of President Bob Kelley and board member Ben McIntyre will end in June. Elections for new members will be held on June 7. If you are interested in serving on the board, please contact Bob Kelley.

\$Dues Update

Invoices for 2011 dues will be sent out in June and will remain at the current affordable rate of \$100.

For the 47 homeowners who have not yet paid 2010 dues, it's not too late. Help preserve our neighborhood and home property values by paying today!

Your Opinion

Please?

A block party on May 15 is suggested to help neighbors get better acquainted with everyone.

What do you think?

Please email your confidential response by April 24 to Pam Kimball

at pjk4@hotmail.com regarding the desirability of this activity. Please include the following in your response:

Subject: May 15th Block Party
Message:

* Should we schedule this social activity? Yes / No

* Are you likely to attend? Probably / Probably Not

Yellowleaf HOA

P. O. Box 573
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Ben McIntyre
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Brenda Mellen
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Duane Phillips
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Paula Roland
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Got News to Report? Have an Idea for the Newsletter?

Send a note to
Pam Kimball via email
and list "Yellowleaf News"
in the subject line.

By the Yard

Now that we are enjoying lovely Spring weather and spending more time outdoors, here are some **value-adding updates** to transform your outdoor spaces into a haven for body and soul.

* Define an outdoor room with interesting paths, out-buildings, patios and garden décor.

* Use creative concrete paving techniques for an elegant appeal.

* Add a water feature.

* Use unique accessories for the finishing touch.

Great ideas can be found at www.diynetwork.com.

On the Safe Side

Here are a few tips to protect your home from break-in if you are away during the day.

Most burglars look for items worth stealing, easy access combined with low visibility, and a home that's unoccupied. So fool them by **making your home look occupied AT ALL TIMES.**

* Use automatic timers on lights and radios, and raise volumes on radios that can be heard outside.

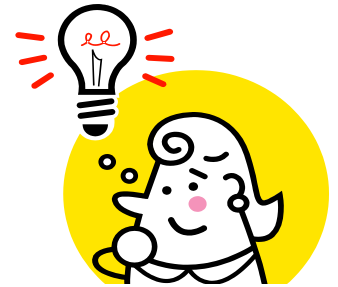
* Lower the sound of your phone ringer and answering machine.

* Keep the garage door,

blinds and curtains closed to better hide belongings.

* If you park outside, never leave your garage door opener in your car.

* Have someone bring in your empty garbage container from the street as soon as possible.

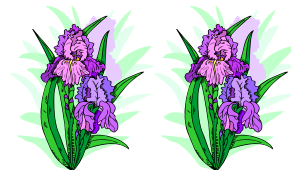


Other News & Reminders...

Homeowners **John and Linda Powers** have taken over responsibility for the **Beautification Committee** from Rose Wade, our new HOA Treasurer.

Kudos and thanks to **Cynthia McKinney** and **Linda Powers** for improving the appearance of the neighborhood entrance. **New flowers were recently planted;** perennials were used to hold down future costs. The irises on the left are now in full bloom and are absolutely beautiful!

Are you interested in the formation of a **Yellowleaf Garden Club**? Call Cynthia McKinney at 678-4801.



Gina McIntyre (wife of board member Ben) has taken over responsibility for the **Welcoming Committee** from Brenda Mellen due to her illness. If you see new neighbors, please let Gina know so she can deliver a welcome package.

The entrance **irrigation system was damaged** during the installation of Christmas decorations and will need to be fixed to keep entrance plants alive. Rose Wade and Bob Kelley are reviewing what needs to be done.

The **entrance wall lighting** has been out for a few weeks. Bob Kelley and Pam Kimball are investigating.

The **speed limit** in the neighborhood is **25 mph**. Please observe it,

especially on the "S" curve on Sweet Gum Drive at the front of the subdivision.

Don't forget about using the Yellowleaf **Facebook** page and "**LinkedIn**" business networking resource. Great ways to stay in touch!

Interested in using a local neighborhood babysitter? A **Yellowleaf Baby Sitters List** is being compiled. If you would like to add a name to it, or find someone to consider using, contact Pam Kimball via email.

Lagniappe

.. a little something extra ..

"How old would you be if you didn't know how old you are?" Satchel Paige

