

Yellowleaf HOA



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

IMPORTANT DATE

Sunday

September 9, 2012

HOA Meeting

2:00 PM

Tentative Location

Dogwood Creek
Park

Back-Up Location

Chelsea
Senior Center

HAVE AN
IDEA OR INFO FOR THE
NEWSLETTER?

Contact Pam Kimball
pjk4@hotmail.com

WEBSITE
www.yellowleafhoa.com

The Fiscal Year in Review

With the HOA fiscal year ended on June 30th, it is a good time to review accomplishments of the past 12 months. *What did the HOA do for you and for the good of our community, and were your annual dues used wisely?*

Here's a quick accounting:

Communication Efforts -

were increased via a new website, entrance signage, informational emails as needed, and printed pieces delivered to non-email residents & non-HOA members: all efforts to help everyone know more about the neighborhood.

HOA Membership - renewed personal contacts & periodic letters led to a record high participation of 76%, up from the previous year of 70%. The **Welcome Committee** implemented a better process including new and revised materials for calling efforts and the welcome kit.

Improved Appearance - the entrance island was cleared and revitalized with new landscaping and flowering perennials, for a lovely new first impression! A new lawn & landscape contractor was selected after a competitive bidding process: this should improve the appearance of the common areas while saving HOA funds. Volunteers removed graffiti, picked up trash, and addressed street light and sign issues.

Special Projects – the 5 yr. Dogwood Creek Park project kicked off, and when completed, will enhance the desirability of our neighborhood.

Plus it will provide a safe place for kids to play, and create a natural space for all to rejuvenate the body, mind and spirit!

Fundraising Efforts – not content to rely on annual dues to get things done, nine (9) special events were held, raising total of \$2,568:

Sept '11	Yellowleaf Car Wash
Oct '11	Chelsea Day - Krispy Krems Donut Booth
Feb '12	Valentine Bake Sale
Apr '12	Columbiana Trade Day
Apr '12	Shelby Car Show
May '12	Mt. Laurel Sat. Market
May '12	Smoked Meats Sale
June '12	Father's Day Bake Sale
July '12	Big KaBoom Concession Stand

Of the donations and funds raised, \$646 from the first two efforts were used for new landscaping and general purpose needs. Subsequent efforts yielded \$1,922 for Park funding and development. *Coming up: Labor Day Smoked Meat Sale.*

Useful Info - guest speakers gave presentations at the September & December meetings: Robert Burnett - C.O.P. & Lt. Don Williamson - Chelsea Fire & Rescue.

FINALLY ...

We paid the bills and kept the neighborhood in a well-maintained condition. We continue to look for ways to build our community spirit, like at Christmas with the neighborhood streetside luminarias. We'll keep "kicking it up a notch" for the good of all, and work hard to keep Yellowleaf as a great place for our families to live and to thrive.

From the President

Well, it is amazing how fast my first year as president of the HOA has gone. Looking back, I had no idea the experience would bring such challenges and accomplishments. The new entrance landscaping is beautiful and a source of pride for all of us in the neighborhood. And this year promises to be even more exciting as we move the Dogwood Park project further down the road. Thanks to every one of you who have pitched in to clear trees, mix and pour concrete, power wash, remove trash, dig holes, plant, decorate, clean, swat mosquitoes, run from bees, survey, draw plans, drive stakes...etc. The list is endless, however, the most important and rewarding part comes from residents who took the time to make positive comments and lend their support for all of the HOA projects and efforts.

THANKS! *Paul E. Garmon*

Treasurer's Report

By exercising excellent expense control last year, *we are pleased to announce a budget surplus of \$1,344 for the fiscal year end (FYE) on June 30th.* This was also due to fundraising activities and residents paying their HOA dues at an all-time high. The surplus will be saved in a "rainy day" account; special projects such as the new Park will continue to have separate fundraising activities.

The final FYE numbers are on the next page; updates during the year are kept current and frequently posted on the website *Treasurer's Report*.

Yellowleaf HOA

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www.yellowleafhoa.com

Board Members

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Lagniappe

.. a little something extra ..

"It is the duty of the patriot
to protect his country
from its government"

--Thomas Paine

Treasurer's Report (continued)...

FISCAL YEAR RESULTS

Dues Received – A RECORD!
76% or 95 residents paid dues

Expenses

\$3,322 Electricity
\$2,175 Landscape Maintenance
\$ 843 Insurance
\$ 508 New Landscaping
\$ 361 Printing/Mailing Expense
\$ 312 Water
\$ 250 Tax Preparation
\$ 200 Website
\$ 172 Repairs
\$ 57 Checks
\$ 56 P O Box Rental
\$ 29 Property Taxes & Fees
\$8,285 Total Expenses

Annual invoices for the fiscal year begun on July 1st were just sent out. **New this year:** an option to include a donation for the Park. Thank you to all who have given so generously to this and other special projects over the year ... *Bless You!*

? WHO IS A RESIDENT??

? SHOULD I PAY DUES ?

Homes in the neighborhood were developed in multiple phases and constructed by different builders. But we all share the following as residents: use of the main entrance and roads, safety

Other News & Reminders ...

WELCOME!

Welcome to new neighbors:

Rodney & Sheree Epperson
255 Pin Oak

Jake Preston & Family
75 Sweet Gum Lane

Have we missed someone?
Please let us know!

MISSING PETS

If you are missing a 4-legged family member, don't forget about the website *Pets* page; the Lost and Found section can help re-unite beloved pets with their owners. We just love happy endings!

TRASH DUMPING

Two locations are being used for periodic trash dumping: (1) the west end of Pin Oak on the vacant lot at the end of the street, and (2) in the

concerns, the need for traffic control, and common area maintenance to protect the financial investment in our homes. The HOA was formed to act for the benefit of all residents, and funding support is the responsibility of all who live here. Let's all do our part to pay annual dues and get to **100%** participation next year...

The Park

In April, park volunteers began working on 1st & 3rd Saturdays of the month, and have put in two picnic tables on a fossilized leaf slab, widened the main path south of Dogwood Creek, continued clearing underbrush, cutting minor trees, and marked the location for a creek-crossing foot bridge about 2/3 of the way to Yellowleaf Creek. A "play fort" will be installed by August 1st. See *The Park* on the website for more details and pictures.

Big KaBoom

Did you miss our stand at the Big KaBoom? We netted \$472 - see *Current News* on the website for more details.

creek between Pin Oak and Hackberry Circle. Please do not dump, and pass along the message to anyone who may be using either area. You can help eliminate an eyesore & a safety hazard.

BURNING TRASH

What's the rule on burning debris, especially in summertime drought conditions? As it turns out, droughts have nothing to do with a burn ban – according to Chelsea Fire Chief Shirley, the state of Alabama only allows burning from November 1st thru April 1st because of EPA rules on air pollution. And during the approved months, a fire must be at least 500 feet away from any residence.

Board News

Two board members stepped down on June 30th after serving two 2-year terms: **Randy Welch**, Vice President, and **Lori Cheney**, former Treasurer (7/2008-4/2011). Thank you both for your *significant* contributions!

We also said good-bye to Treasurer **Rose Wade** after serving one term (2010-2012). Thank you, Rose, for your service and hard work!

Always looking for smart, talented and energetic board members, we are delighted to welcome five (5) new directors to the board:

Terri Adema, Dave Garner, Michael Mooney, Cliff Neal and Linda Rutledge. Congratulations also go to new officers **Brenda Mellen**, Vice President, and **Bob Kelley**, Treasurer.

What's it like at a HOA board meeting? Friendly, relaxed & organized – just neighbors getting to know and work with other neighbors, all with a shared goal of service to community. Everyone's voice is heard and respected. Come join us sometime and see!

KIDS at RISK

Speeding on Sweet Gum Drive near the hill before the bridge has almost resulted in serious injury to children who were playing near the road. Please drive *s l o w l y* - you never know when a distracted child will put themselves in grave danger without realizing it.

FACEBOOK GROUP PAGE

The Yellowleafhoa group page is available to all adult residents; info is posted there often by our neighbors. If you have a Facebook page, all you have to do is send in a request to join.

Email ADDRESSES

Do we have your current email address? Get timely Yellowleaf info by sending it to: pjk4@hotmail.com. It will not be shared with anyone...