

MADISON PARK

A note from your board



We all care about and enjoy being a part of our wonderful neighborhood. As a self-governing homeowner's association, each of us has to participate in the activities, voice perspectives, and encourage and support each other...along with our dues payments. Sharing information about our activities is an essential part of our "governance" model. This periodic newsletter will be one way to insure a broader understanding of the operation of our neighborhood.

Issue 1 - January 2017

Board of Directors

- Glenn McCoy, President - email gdmflyfishing@gmail.com
- Ann Andrews, Treasurer;
- Bill Kaack, Vice President;
- Audrey Wrenn, Secretary
- Crawford Williams, Park Homes
- John Griffith, Maintenance

Committees

- **Landscape** - Donna Falkner, Chair; Jackie Hudson; Linda Povlich; Crawford Williams
- **Architectural Review** - Bill Kaack, Chair; Francis Penick, 3
Jean Otto; Christy Peyton
- **Communications** - Denise Kiley, Chair; Doug Suriano; Linda Ellis; Dianne Jones
- **Cocktail Group** - Jennifer 4
Huggard, Audrey Wrenn, Jan Ammons
- **Christmas Decorating** - Gazebo-McCoy's; Fountain-Huggard's; Strickland-Isley's; Monument-Cansler's

Future Board Needs

At our spring **Annual Meeting**, the neighborhood will be nominating and voting on several Board positions. We are reviewing our By-Laws to insure we correctly identify the number of positions that will be available. Over the next couple of months, please let us know if you would be interested in working on the Board. We will be encouraging you to join us "to share the wealth"!



Looking back at our progress in 2016 ... with thanks!

Just a few of the many projects that were completed in 2016 under the leadership and volunteer-ship of John Griffith, Catherine King, Crawford Williams, Bill Kaack, Audrey Wrenn , Ann Andrews, Richard Weale and many others.

- New landscape contractor
- New street signs
- Negotiated contract at reduced rate for personal turf management with Spring Green
- Painted all of the fire hydrants
- Rain sensors installed at all irrigation controllers
- Photo electric controls were installed on all landscape/fountain lighting controllers
- Stained gazebo decking
- Obtained cost proposal from Duke Energy to change out all the streetlights in Madison Park
- Repaired damaged and uneven sidewalks
- Reserve study update initiated and scheduled to be completed prior to the March annual meeting
- Items that were completed by Carolina Green:
 - Trimmed trees in alleyways and above sidewalks



Beautiful new street signs

Project and Activities Update

Website vs. Facebook

We are embarking on enhancements to our communications activities. This periodic newsletter is one example. We should publish this newsletter at least twice a year – to include with our December and June dues invoice mailing. More frequently will depend on the amount of activities we have going on.

Our website is going to be reviewed and tuned up. In the future, the website will be for “business” information, while we will retain the Facebook page for items and information of a “social” nature. We will move and organize all “Welcome Packet” items to the website as one example of moving away from paper. This activity will evolve, so look for changes.



Project and Activities Update – Continued

HOA Budget Status

Over the last couple of years, the neighborhood has engaged in some important upgrades and necessary repairs (signage, alley repairs & resurfacing, fountain fixes, etc.). At the same time, we have responsibly contributed to our reserve balance, but at a slower rate than originally anticipated. This year, we have been more restrained in our overall expenditures, so the HOA's fiscal status is positive, and we expect to make a nice reserve balance contribution. This is timely since we have recently completed a revision of our Reserve Study that suggests a higher balance remains appropriate. More will be shared at the Annual Meeting, but Dale, Catherine and others have done a nice job of positioning the HOA's finances for the future.

Paying Dues via "Bill Pay"

Many of you write checks to pay your semi-annual dues. Please consider setting up an automated Bill Pay payment from your checking account to the HOA. You can set the amount, the timing, the HOA address, the recurring nature, and the check to the HOA will take care of itself. It saves time, postage and any delays – a "win-win." Thanks for giving this your consideration.

