

Hadleigh Woods Gazette

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Message from the President

As I write this note from Florida, we are praying that you survived unscathed from the "Bomb Cyclone" northeaster that is raging back home.

Please remember to leave your outside lights on for the snow removers.

I begin this new year with two fewer Board members than last year. This is the first time that we have only 3 Board members. Fortunately, we have our management company to help us. Ken attends all our meetings and has been helpful in many more ways that many of you are not aware.

Thank you to Gratia for continuing to do the accounting for us as she helps me to get up to speed with this process.

There are a number of projects that we hope to accomplish this year. Finish the remaining 8 roofs, cleaning the remainder of septic tanks, tree removals, schedule deck maintenance, re-negotiate insurance contract, painting wrought iron railings and scheduling amendment vote to name a few.

Currently, we have only 2 people willing to be on the Amendment Committee. This committee needs more people for this to work. They need to be the driving force for this to succeed. You have full support from this Board. The Special Meeting for this will be sometime in the spring.

Our next Board meeting will be February 8th in Ft Myers via Skype.

Note from our Management Company

Dear Homeowners,

I can't believe another year has gone by so fast. As I type, the snow is falling and blowing outside the window reminding me that we are on the front end of another plowing season. My favorite memo of the year is when I can write that our last storm is hopefully behind us. That is a little bit away at this point. So, let's buckle in for another snowy season. Fortunately, the new plow company seems to have really figured out the property. The plow calls have been significantly reduced. If Richard and I were in the same room, we would be high-fiving each other with glee. On a positive note, the winter provides time to re-group and think about what we can plan to do in the following seasons.

At this time, the Board is looking into options for planning the future of the property. This is done by companies that specialize in identifying the remaining useful life of components of the property that are common and then assigning a cost to each. This provides an accurate forecast for future funding. I have told many Boards over the years that the real value of these reports is that it takes these important decisions off the desk of the Trustees and provides confidence for the association population. Associations that choose to do these reports on their own often end up "selling" their results to the owners. Years ago, I would tell owners at annual meetings that the day is coming when banks will require a report to be on hand in order for the lender to provide financing to buyers or owners that will refinance. At this point, the banks ask two questions; How much do you have in the reserve and is it "adequate" to fund the replacement of future replacements. The day is coming when a report will marry these two answers together. The loop hole of course is the now very popular bank loan to associations for these expenses. But, that is a long answer for another time.

As you know from last month, Gratia and Nina are moving on from the Board and their efforts are/were greatly appreciated. I volunteered to take on the minutes to the meetings to help the Board. Enjoy this snow as best you can and be safe.

Sincerely,
Ken Foley
888-356-3984



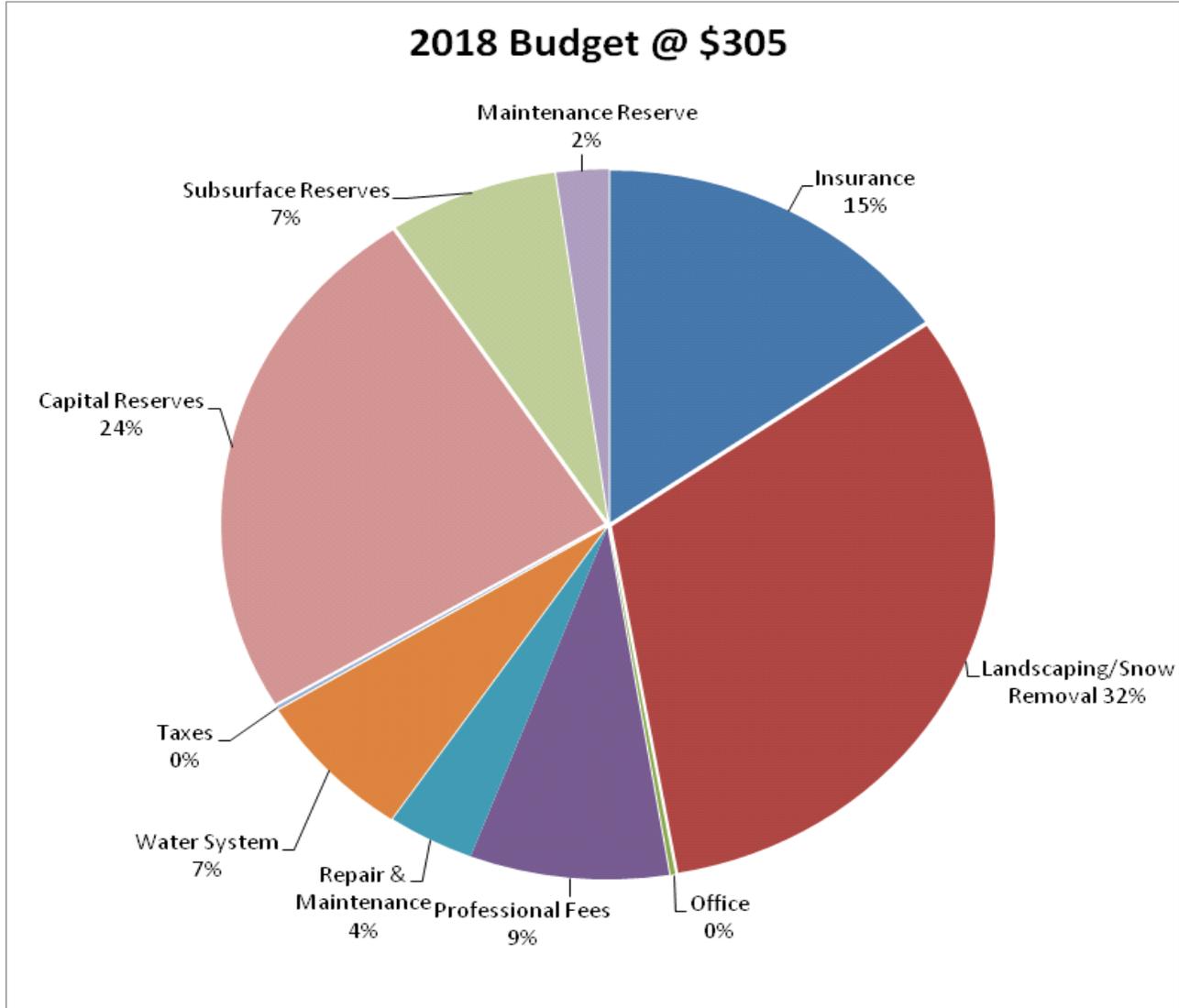
Association Analytics

According to the National and State Statistical Review for 2016, recently published by the Foundation for Community Association Research, more than 20 percent of the U.S. population now lives in a community association. That's almost 69 million people, around the country.

Other interesting findings included in the report:

- More than 2.3 million association board and committee members volunteer 80 million hours of their time each year.
- The value of homes in community associations exceeds \$5.5 trillion.
- In 2016, an estimated \$88 billion in assessments was collected. Of that, \$25 billion was contributed to association reserve funds.

As you can see in the graph below we will contribute 24% totaling \$55,021 into our Capital Reserve.



Septic Cleaning

Reminder that flushable wipes do not break down. *They only "flush"*.

Flushable wipes are made to be durable enough for rigorous use and cleaning, similar to that of a paper towel, yet are advertised as being "flushable". The popularity of wipes skyrocketed because they are more effective for cleaning because they don't break down. Anything flushed down the toilet into your septic system needs to be able to break down.

Wipes can be made of different materials. The most common personal wipe materials include natural fibers like cotton, tree pulp and others.

Materials are chosen for this exact reason: To provide a wipe that can be used multiple times on different jobs without breaking down or disintegrating.

This also accounts for why flushable wipes are one of the worst items you can ever flush down your toilet.

