



# Curtis Pond HOA Newsletter

JUNE 2011

## Message from the CPOA Board of Directors

To the Membership:

Aquatech, our pool management company, has informed the board of directors that the pool will require resurfacing in order to pass inspection for the 2012 pool season. If the pool does not pass inspection it will not open in 2012.

The board has requested that Kuester Management put the job out to bid and the board will be reviewing those bids as soon as they are received. At that point, the board will examine our finances and will work with the management company to come up with a plan to raise the money to pay for the work.

It's likely that we will not have the cash available in our operating fund nor sufficient funds in our reserve (where the board deposits any excess funds at the end of each fiscal year, and an allotted amount each month), the fund that exists in order to deal with emergencies, to cover these repairs.

At this point, all that matters is that the board communicates with you, and that we work together to take care of the business of our association. We have to raise the necessary capital to pay for the pool repairs and begin building a reserve fund that will be adequate to cover future needs.

The following are some ideas, options, for raising money. If you have others, please contact the board of directors at: [board@curtispond.net](mailto:board@curtispond.net)

**Special Assessment**—*The costs of the repairs divided by the number of Member homes billed to each Member prior the work being performed. Our CCR's require a vote of 67% to pass a Special Assessment.*

**Fund Raising**—*The HOA can raise funds, up to 40% of our total Membership dues, and use those funds for social events or for repairs and maintenance. Raising more than 40% would result in the HOA forfeiting our Not For Profit Status. Some ideas that have been suggested include Adult Parties at the pool with ticket sales, fishing tournaments at the pond, silent auctions of goods donated by Members and local businesses, and Bingo Nights at the pool.*

The fairest and least popular of all would be a Special Assessment. The fairest because each Member would pay just their fair share of the repairs of the pool that is owned equally by all Members. The least popular because Special Assessments at any time seem unpopular and will be much less popular during these economic times.

The board of directors will keep you informed.

CPOA BOD

## The ARC Committee

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Dear Curtis Pond Homeowners,

Over the past few years our HOA has faced many unique challenges which have required a great deal of attention from our board members and committee volunteers. One of the main duties of the association is to ensure that the neighborhood looks its best. When the neighborhood was first created, an architectural review committee (ARC) was formed to ensure that the neighborhood maintained a harmonious appearance. The responsibility of the ARC is to ensure that any improvements a homeowner makes to their property will not negatively affect the overall appeal of the neighborhood. In the current housing market, a clean and attractive neighborhood is more important than ever.

The CCRs that govern our neighborhood (available on our website) require that any change a homeowner makes to the exterior of their home must be approved by the ARC. In recent years, many homeowners have made changes without ARC approval. The CPOA board and ARC are requesting that any changes to the exterior of your home be submitted for review. Any changes not approved by the ARC and detected by inspection from the management company will result in violation letters and possible fines if not corrected. The ARC wants everyone to be happy with their home and encourages improvements, but we do have an Architectural Review process that we must follow. The way you treat your house and yard directly affects the neighborhood, this is part of living in an HOA neighborhood.

For the most part, the ARC review process is easy. It requires a simple form to be filled out describing your changes and the signatures of your neighbors. Depending on the nature of your change, ARC might request drawings showing the location and design of the improvement (a shed, for example). However, for the most part, a simple description is all that is required. The ARC forms are available on the official CPOA website, <http://www.curtispond.net>, as well as by contacting the management company. The ARC will work to keep the turn-around time on the review process as short as possible. In most cases, the more detail you provide up front, the quicker the response.

The ARC is not here to keep you from making changes. In fact we encourage people to improve their homes because this generally adds value and appeal to a home, and consequentially the entire neighborhood. Please refer to Articles VI and VII of the CCRs regarding Architectural Control and Use Restrictions before submitting an ARC change request. If you do not have a current copy of the CCRs, they are available on the official website, or you may request a copy from the management company. If you are not sure that you need to submit an ARC change request for your change, please fill one out anyway and submit it for review to avoid possible violations after your change.

Have a wonderful and safe summer.

ARC Committee

## Managing the Budget

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### **Annual Assessments—Annual Dues**

#### **Raising dues:**

*The board of directors is empowered to raise Annual Dues by 5% without a vote of the Membership. In order to raise our dues beyond that percentage, a vote of 67% of the Membership is required. A vote of 51% of those Members eligible to vote, present or by proxy, is required to vote down a 5% increase proposed by the board of directors at the Annual Meeting when the budget is presented for ratification.*

#### **Not Raising dues:**

*At our current rate, \$352.50 per Member property, our total income from Annual Dues is \$96,232.50.*

*In 2010 the board elected not to raise our dues. We lost \$4,811.63 in income.*

*With the resurfacing of the pool looming, in 2011 the same decision was made to leave dues at the 2009 rate. \$5052.21 lost (if dues had been raised in 2010).*

*Had those funds been levied and deposited in our Reserve Fund we would have an additional \$9,863.83 to apply to the resurfacing of our pool. And an extra \$5,052.21 each year going forward. The pool should have been resurfaced in the Fall of 2010. Now it is not an option.*

*Your current board of directors may be forced ask you to pass a Special Assessment to pay for pool repairs or not open the pool in 2012. The popular choice for the last two years was not to raise dues. The responsible choice now may be for you to vote in favor of a Special Assessment. We are required by our documents and by statute to maintain an adequate Reserve Fund. It's not a choice.*

*Please support the board of directors as they move forward, correcting the mistakes of the past and planning for our future.*

*Brad Clyne, BOD*

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## Landscaping and Common Lands

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Please do not park on the grass on any of the common lands. This is becoming a problem, especially on the area nearest the pond. Please just park on the road if you drive to the pond. Thank you.

## Our Community

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***Curtis Pond Community Pool Party — This Party has been postponed. It will now be sponsored by MI-Connection, our locally owned and operated Cable Service. Date to be announced.***

***July 7th 2011—Board of Directors Meeting at 7pm at the pool.***

***An agenda will be posted on the HOA website. Topics will be lifeguards, fund raising, and pool resurfacing.***

***YOUR BUSINESS CARD  
HERE!!!!!!!!!!***

***Reach 273 Local Homeowners for \$40  
per month.***

***Please contact the board at:***

***board@curtispond.net***



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[wendypetrie@gmail.com](mailto:wendypetrie@gmail.com)

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## CP Committee Updates

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The Curtis Pond Owners Association is currently looking for residents interested in serving on the following committees:

Pool Committee, Social Committee, Communications Committee, Landscaping Committee and ARC Committee.

***The board would like to take a moment to thank the members of our Pool Committee for their hard work preparing the pool for Opening Day.***

We are always happy to hear from anyone interested in volunteering to help any of our committees. Please contact Nathaniel Rogers at [board@curtispond.net](mailto:board@curtispond.net) if you are interested in helping out.

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## Website and Contacting the Board of Directors

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Please begin using <http://www.curtispond.net> to visit our HOA website.

The CPOA board of directors can be reached at:  
**[board@curtispond.net](mailto:board@curtispond.net)**