



Sycamore Springs News

October 2006

Board Meeting Highlights

You will find the September SSHOA Board of Directors Meeting minutes at the end of the newsletter. These minutes have not been approved and may be amended at the next HOA Board meeting.

Next HOA Board Meeting: November 20, 2006 7:00 pm at the American Legion. There will be a HOA Board Study Session, October 16, 7:00 pm at the American Legion

Newsworthy

Message from Al Johnson, Vice President: “The automatic gates at both the Springs and Creek entrances provide a degree of security, as well as an announcement that you are entering Sycamore Springs or Sycamore Creek, which, by the way, are in the same homeowner’s association. The gates are electric powered and if we lose power to either gate, they are programmed to default to the open position, so we don’t get trapped inside. Every once in a while, the gates malfunction. If you notice that a gate is not operating properly, please feel free to contact Cadden management at 648-6730. We have a contractor on call that responds promptly to make repairs.”

“Please tell your children not to play on the gates. The other day, I was leaving the area when I saw a little girl riding one of the gates back and forth. The gates are very heavy steel and if a child fell beneath one, he or she could be seriously injured.”

Community Calendar

SSHOA Book Club: The Book Club meets the first Tuesday of each month at 11:30. Anyone interested in joining, please call Linda at 762=1387 or Linda-elling@cox.net. New comers **always** welcome.

Second Annual Holiday Home Decorating Contest: Entering this contest is easy: just decorate your home with holiday lights and glitter! Members of the Community Affairs Committee will do the judging and prizes will be awarded to the three top scoring homes. Homes will be given points by each of the five judges for "originality" and "design". The judges will be going around the community the evening of December 12, so don't be surprised to see a strange car in your driveway. The winners will be announced and prizes awarded at the Sycamore Springs Holiday Fiesta Dinner.

2006 Sycamore Springs Holiday Fiesta Dinner: December 15, 2006 - 6:30 pm

This year's holiday dinner gathering will be hosted by the Community Affairs Committee and will be held at the home of Will and Alison Mead. The menu will feature a variety of delectable Mexican dishes complete with Margarita and Sangria punch and assorted desserts. Muy Bueno!!

Heard through the Grapevine: A Bunco group is forming and will meet monthly beginning in January. For information, call or email Linda at 762-1387 or linda-elling@cox.net

Community Reminders

2007 HOA Annual Assessment=The first installment of the 2007 annual dues assessment is only three months away! There will be no increase in dues for 2007 thanks to the good financial management of the HOA Board and especially Mario Vasallo, treasurer.

MINUTES Sept.18, 2006	BOARD of DIRECTORS MEETING Sycamore Springs Homeowners Association
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DATE: September 18, 2006

TIME: 7:00 P.M.

LOCATION: American Legion Post 109; 15921 S. Houghton Road

CALL TO ORDER: **Tom Andrews called the meeting to order at 7:07 P.M.**

ROLL CALL:

Directors present:

Tom Andrews	President
Al Johnson	Vice President
Mario Vassallo	Treasurer
Sam Santistevan	Secretary

Management: **Amelie Anderson and Cindy Campbell of Cadden Community Management.**

Homeowners: 14 homeowners present.

QUORUM: (3) A quorum was present to conduct an official meeting.

APPROVAL OF MINUTES:

Motion: To approve the minutes of the July 17, 2006 Board meeting. Motion made, seconded and passed unanimously.

APPOINTMENT OF NEW BOARD MEMBER: Tom Andrews announced that Linda Elling had resigned from the Board.

Motion: To appoint Geoffrey Mann to open position on Board. Motion made, seconded and passed unanimously.

REPORTS:

President:

- Tom Andrews reported that an e-mail containing a spreadsheet of violations and delinquencies was inadvertently sent by the management company to 18 homeowners, when it should have only been sent to Board

members. A letter will be sent out to all homeowners who received the e-mail and to all homeowners whose data appeared on the spreadsheet.

- He also reported on the status of the Houghton intersection.

Vice President: Al Johnson reported on the following:

- Reported on contact he recently has had with the Groundskeeper and the contractor who is responsible for street sweeping. Al will be keeping a closer watch on both contractors to make sure that the Association is being billed correctly and that the contractors are actually doing the work that the Association is being billed for.

Treasurer: Mario Vassallo went over the Financial Report (see Manager's Report attached).

Architectural Control Committee: Al Johnson gave the Architectural Control Committee report (see Manager's Report).

Secretary: Sam Santistevan presented a draft survey that will ask homeowner's their feelings regarding speed bumps or their alternatives. Al Johnson also spoke about his research into speed bumps. The Board plans to send a survey to all homeowners and then make a decision after the replies have been received and tallied. Sam also gave the Board an estimate of costs for additional signs for the entrance gate.

Community Affairs Committee: Linda Elling went over coming events. She also reported that the Committee will be developing a welcome packet that will be sent along with the welcome letter that the management company sends out to all new homeowners.

Website: Bob Dahms reported that the website has been updated since the last Board meeting.

Manager's Report: Amelie Anderson went over the Manager's Report (see attached)

UNFINISHED BUSINESS:

1. **Violation/Collections:** A clearly-written policy is being written.
2. **Erosion Control Phase II:** Geoffrey Mann said that the sides of the culverts will be covered with concrete to prevent further erosion. He also reported that he will be doing more erosion control work in a few weeks.
- 3): **Speeding:** A survey will be sent out to homeowners regarding speed bumps and alternatives.

NEW BUSINESS:

- 1. Board Study Session:** Tom Andrews reported that the Board had a very productive study session on August 21. Various Board members will be developing written policies and procedures.
- 2. 2007 Budget:** Amelie Anderson presented the Board with a draft 2007 budget. Mario Vassallo reported that there should not be an increase in dues for the 2007 budget year. He also asked that committee chairs draft their individual budgets for his review.
- 3. Purchase of Document Templates:** Tom Andrews discovered a company on the Internet that sells homeowner association document templates. The price would be \$299.00. He distributed copies of the templates to the Board members and asked that they review them and give him input within the next couple of weeks as to whether or not to purchase the program.
- 4. American Legion Building Project:** The Association contributed \$100 towards construction of the new lounge that the Legion is building.

COMMUNITY FORUM:

- A homeowner mentioned that she is not receiving her newsletter. She also mentioned that the gate does not always work. Amelie Anderson will call the gate company and ask them to adjust the sensor strips.

NEXT MEETING: Board meeting October 16, 2006, 7:00 P.M. at American Legion Post 109.

ADJOURNMENT: Motion to adjourn the meeting at 8:17 P.M. Motion seconded and passed unanimously.

Minutes submitted by Cindy Campbell, Cadden Community Management.