

Locust Curve Homeowner's Association Meeting
Wednesday, May 16, 2007

This month's meeting was held in the home of Vice-President, Sandy Mercurio, 276 Western Dreamer. Those present: Sandy, Paul Mack, John Cremer, Denise Cremer, Jerry Maynard, Sandie Maynard. Items on the agenda included:

Community Garage Sale
The Budget
Landscaping
New Business

President Paul Mack announced that he has 350 flyers ready to go out regarding the community garage sale to be held on June 1 and 2. He also has signs for each of the entrances. It was brought up that the signs must be placed in the easements and not on city property.

Next Paul gave all present a copy of next year's proposed budget. It is quite apparent that the homeowner's annual dues must be raised next year – but just *how much* has yet to be determined. The current yearly rate of \$120.00 per household has been in effect for at least 7 years – and this is simply no longer enough to pay the bills, let alone make improvements.

John suggested a \$20 late fee be added to next year's dues if that payment is received after April 1. There was a short discussion on delinquent households and the involvement of Horizon Account Management Services to collect these dues. Currently 17% of households remain unpaid for 2007 and these homeowners have been turned in to the collection agency. The budget will continue to be a topic of discussion over the next several months.

Sandy would like to see a separate line item in the budget for Front Entrance improvements in the future. She also feels that as the development matures it will be important to keep up with landscaping, lighting and maintenance of such.

Paul brought up the idea of mowing, fertilizing and killing weeds in vacant homes in the development. (Currently these lawns are only being cut). Others agreed that this is an important part of keeping the neighborhood a desirable one – and would like to see dollars budgeted for this in the future.

The May Newsletter is in the works. Paul will send a draft by email to all officers later this week. Topics he hopes to cover include: a copy of the letter

from our attorney, names of the new officers, raising the annual dues, open storage, commercial vehicles and Horizon.

Page 2 –

It was discussed that a Welcoming Committee would be a nice addition and a copy of our by-laws might be included in a welcoming kit. Denise knows someone who would like to be involved if the ideas gets off the ground.

Paul said that he has a copy of the by-laws but that they need cleaned up before they can be copied and distributed. He will email a copy to the Maynards and they will attempt to clean them up.

The next meeting will be held on Wednesday, June 20th at 7:00 p.m. in the home of Jerry and Sandie Maynard, 289 Tar Heel Dr.

Submitted by
Sandie Maynard, Secretary