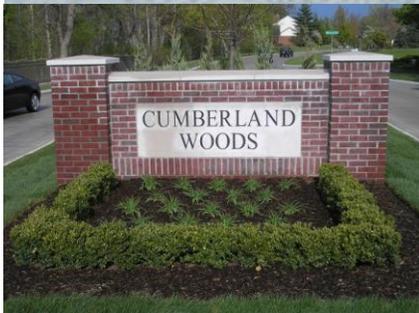


Cumberland Woods



ANNUAL MEETING

Wednesday April 23, 2014

Woodland Elementary

7:00 PM

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2013 ISSUES

Board Election

During the 2014 Annual Meeting elections will be held for the office of President, Vice President, Secretary and Director. Our residents are encouraged to participate in this process to better provide positive input for the continued improvement in our community. However, based upon the lack of interest at previous meetings the Board is prepared to offer an alternative requiring a services contract with an outside management company. While this option is not preferred due to the additional cost to the annual dues, we must as a Board be prepared in the event of lack of participation.

2013 Completed Projects

- City sweeping of subdivision roads as needed.

By Law Issues

Based upon various forms of communication to our community we have made significant strides in improving our appearance. In most cases residents have moved trash containers out of site and improved landscaping. While we have the momentum in this regard we must be aware of our surroundings to encourage our friends and neighbors to continue the good work. The current Board is confident that the newly elected members will continue the aggressive enforcement of our bylaws to insure our home values continue to rise.

Pet Waste

Certain residents have been observed walking their pets without picking up after them. This issue is very noticeable along the wetlands and presents an unsightly appearance for the homes adjacent. As significant is the insect issue that results in warm weather. Any manner of wind will drive flies and other insects to those adjacent homes. Please be a good neighbor and pick up after your pet. It should be noted that these individuals have been identified as having their pets leave their waste on the sidewalks this past winter, and will be fined and identified in emails when witnessed in the future.

Annual Dues

There will not be any increase for 2014. However, we do have 11 homeowners who believe that they are not responsible for their dues. The Board is authorized to first place a lien on the home for non-payment and file small claims action if that does not result in payment. These actions have taken place and will continue to be an ongoing business practice of this Board. In 2013 two residents when faced with liens and court action paid two year balances. Therefore we do not have any residents past due more than one year.

Vacation Planning

Numerous residents when leaving on winter vacations do not make arrangements for snow removal during their absence. Lack of snow removal is a danger to our residents. The city requires removal after 48 hours and if our residents fail to act within that time frame a complaint will be made to the city. To assist our residents in this regard we have placed the name of a contractor who will remove snow on a single push basis.

Renters

This past winter a few of our residents who are renting failed in their responsibilities to maintain a clear sidewalk. Please note that unless you have made arrangements through your lease contract you are responsible to clear snow and will be subject to fines .

2014 Projects

Lake Ridge is scheduled for concrete repair

Possible retention pond dredging and common area tree maintenance.

2013 Issues

- Snow removal has been a topic well discussed among the Board and our community during this past winter. Issues have ranged from timing to mailbox access. While some points of concern were manageable others were not. We did address the late arrival of the contractor, which resulted in improved response time. However, due to the vast amount of snow, we had limited options on how and where the snow accumulated. The only option to insure the streets were cleared from curb to curb would have been to contract for a front end loader at considerable cost which the Board decided was not within our budget. We were also painfully aware that at times our mail carrier could not make delivery due to the amount of snow in front of the mailboxes, and again we few options outside of hiring a contractor to remove the snow from the subdivision. This issue also occurred on Lake Ridge as well as Cumberland even though those streets were maintained by the city utilizing much larger vehicles. Therefore, that issue was not our contractor's fault. During the meeting we will be taking suggestions for the winter of 2014/2015.
- It should also be noted that on snow emergency days, numerous residents left vehicles on the street resulting in snow build up around the vehicle impeding traffic in both directions. This snow build up also created issues for the mail carrier because the snow removal vehicle, in some cases, could not maneuver back quickly enough to a mailbox to keep the area clear.

Please make the effort to attend the Annual Meeting to insure all voices are heard in the management of your community.

Cumberland Woods Web Site

www.cumberlandwoods.net

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