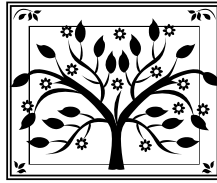


Fleetwood Focus

SEPTEMBER 2009

Homeowners' Board of Directors

Brian Bugg: *President*
Lisa Schoenwetter: *Vice President*
Kami Winningham: *Treasurer*
Nancy Haag: *Member*
Judie Cottrell: *Member*
Jim Palmer: *Member*
Vickilynne Westcott: *Member*



Management Company

Association Management Services
Jim & Joan Atkeison
P. O. Box 1126
Brentwood, TN 37024
Office: 370-8094
Email: assoc.mgmt.svcs@comcast.net
HOA website: www.fleetwoodhoa.com

HOMEOWNERS' ASSOCIATION DUES



Here's the article we didn't want to write, but it is unfortunately necessary.

A good number of residents have not yet paid their 2009 Fleetwood HOA fee. We know that times are tough...we all read the newspapers and watch TV. Some residents have undoubtedly been directly impacted (one Board member has suffered a 20% salary cut and another has been out of work for almost a year).

Nonetheless, Fleetwood has bills to pay too...insurance, accounting fees, grounds keeping including pond maintenance, utilities, management, reserve accruals. Individually, they are not huge, but over the course of a year, it amounts to some \$49,000.

The only place these funds come from is the association dues that every household is annually assessed. This year the assessment was \$290.00. That amount, \$290.00, may seem like a lot, but think about it. We're talking \$24.16 *a month* - maybe a couple trips to McDonalds, a carton of cigarettes, or lunch for two at Panera's.

Fleetwood runs on a very lean budget. We don't have "play" money. This year, we had to replace the rear pond fountain. That replacement, coupled with pond cleaning and fish re-stocking (they help keep the algae and mosquito larvae under control), was \$8,000. That is \$8,000 *in addition* to the regular expenses. Those funds were available only because, in the past, we had been able to annually fund the reserve account.

Residents talk about wanting an electric front gate, a school bus shelter, some really nice playground equipment, etc. And the truth is, everyone on the Board would LOVE to accommodate those ideas. But it just isn't financially possible, unless, of course, we seriously raise the annual fee. But right now, we can't even collect all of this year's dues.

PLEASE...if you have not paid yet, be a good neighbor and put us in your budget now. Call Jim or Joan at Association Management Services, 370-8094, and make arrangements to get your account current. Otherwise, everyone suffers by way of increased dues necessary to cover those that don't get paid.



“YARD OF THE MONTH”

We are very happy to announce the following Yard of the Month winners:

June '09 - Barbara Sales of 3017 Lake Drive

July '09 - Taylor & Melissa Dunn of 3420 Parkwood Court

August '09 - Jon & Tara Ledford of 3144 Lake Drive



Way to go!!!! It's always such a pleasure to see beautiful yards in our community.

And remember, you can always find news about our community at the Fleetwood website: www.fleetwoodhoa.com.

Just a note for your calendars...our Fall yard sale will be Saturday, October 10th , beginning at 7AM. The rain date of the following weekend.

Let's hope Mother Nature is more cooperative than She was for our spring sale which we ended up having to postpone several times due to rain!!



EMAIL ADDRESSES FOR BOARD MEMBERS

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Kami Winningham: kami@ep-video.com

Should you decide to email a Board member, please be sure to put “FLEETWOOD” in the subject line so even if we do not recognize the sender, we will know that the email isn't spam and just delete it.

