

Dear Village at Alum Creek Homeowner:

In November 2005, MI Homes officially handed over control of The Village at Alum Creek Home Owners Association to the residents of our subdivision. Three Trustees [Marty Luxeder, Anthony Rose, and Leonard Fisher] were elected to lead the organization and since that time, have made several important decisions of which you should be aware.

First we have decided to self manage our neighborhood and have terminated the contract (that the MI executives had entered into) with Real Property Management. They will no longer be associated with us after March 31, 2006. RPM had been the third management company in our subdivision in the last 5 years (the first 2 or 3 years there was no organized homeowner group or management company in charge). Our main reasons for deciding to self manage is the ever increasing fees that we would have to pay, and we feel that no outside organization is going to care about our neighborhood more than we will!

Second, we have been meeting almost weekly reviewing and negotiating contracts for lawn and pond care and carefully examining the budget. We have discovered some interesting facts. For instance, the HOA owns almost **31 acres** of community space in and around the neighborhood! Of that, almost 19 acres must be mowed and maintained, while the others are either ponds (which also must be maintained) or a flood plain/undeveloped area that is only mowed a few times per year. In addition, we must pay real estate taxes on all the common areas amounting to almost \$6,000 this coming year.

Third, we are trying to involve as many people as possible in the various committees we will need to make our community great. We have had a tremendous response to date and have found some very talented people in the neighborhood. This gives us further confidence in our decision, that by utilizing the talent and expertise of our neighbors we will have great success in managing our community.

Other facts you should be aware of; as of November 1st, 2005, there were approximately 431 lots sold in our community; with an anticipated total of 445 homes when all the sites have been built out. If you take an average of four people per household, that is over 1600 people in our "little" development. This makes us one of, if not the biggest neighborhood in Lewis Center.

We have a new mailing address for all future Homeowner Association Correspondence:

P.O. Box 272, Lewis Center, OH 43035

Our checking account is being provided free courtesy of Fifth/Third bank (thanks to Tony Rose), and our new web site will be www.villageatalumcreek.org. Adam McCrea and John Metzler are currently developing the site, with the input of other neighbors.

Perhaps you or your company has a talent or expertise that may be helpful to our association. We plan to offer advertising space in our newsletter, directory, and web site to make those budget items self-supporting and provide any extra revenue towards neighborhood activities. If interested, in any area, please let us know!

We have established a few goals for our organization, including:

- To provide communication constantly via a regular newsletter, email, and a web site to keep everyone fully informed and up to speed with what is happening in the development
- To make our community a desirable place to live by protecting property values of all our homes
- To involve as many neighbors who are willing to serve in the organization's leadership to allow all to feel they are a valued part of our association
- To encourage good will and cooperation among neighbors
- To have fun by promoting neighborhood gatherings, holiday parties, youth activities, games/clubs/sports leagues and community involvement for those interested
- To promote commerce among the homeowners in our development, by providing a neighborhood directory with reference material to neighbors whose services or business products you may be able to use

We encourage your feedback and seek your support as we start this organization from scratch! Please contact any one of the committee members if you would like to help.

Right now, we need your help in the following areas:

First, we need your dues money as soon as possible. We have little to no seed money to get started with and bills for 2006 are already coming in. We have enclosed our budget outlining the various costs anticipated for the coming year, and have decided to set the 2006 dues at \$160.00, which is only \$6.00 more than last year.

Second, enclosed is a "directory information" worksheet. Please fill in and return with your annual dues to our P.O. Box as soon as you can, so we can update our neighborhood directory. On the back of that worksheet is a community survey form, please complete so we can get a sense of what is important to you.

Third, our bylaws state we must have our annual election on or within one month after the last Monday in March. Our annual meeting for 2006 will be held **Wednesday, April 19th at 7:00 p.m.** at the Orange Township Hall on Orange Rd. Please try to attend the meeting. The trustees that were elected to the shortened term back in November are planning on running again for their positions; but per our bylaws if you would like to run, please let us know in writing prior to the meeting date.

Fourth, get involved on a committee or volunteer to chair a project. It is a great way to make new friends and meet your neighbors. We have the Township hall reserved on the night of *Wednesday, March 22nd from 7:00 to 9:00 pm* for any committees to have a place to get some work done.

Fifth, be informed! Review your deed restrictions, articles of incorporation, and Code of Regulations of our association. If you do not have a copy, please let us know and we can email or mail a copy to you. They will also be available on our web site in the near future.

Thanks for your time and remember: Divided we are weak, but united we are over 440 households strong!

Sincerely,

Marty Luxeder home: 740-549-9927 martinluxeder@insight.rr.com

Leonard Fisher home: 740-549-3069 fisher6351@cs.com

Anthony Rose home: 740-657-8841 anthony.rose@53.com

Officers: Secretary- Becky McInturf

Treasurer- Ann Moore

Legal Counsel-Ron Fresco

Committee Chairs: *Please contact us if you would like to serve on a committee*

Membership/Welcome Committee: Karen Wheeler, all Trustees

Recreation/Social: Shannon Norman, Melanie Kravitz,

Fund Raising/Member Benefits: Dianne Holibaugh

Architectural Review: Todd/Luann Dove, Nancy Pscioneck, David Foster

By Law Review and Election Committee members: Neil Wheeler, Julie Hartzell

Budget Committee: Leonard Fisher, John Parsio, Sheila Hanson

Audit: Judy Williamson

Communication: Marty Luxeder

Newsletter: Andy Hartzell, Jack Supinger, Emily Sinkford, Eric Williamson

Website: Adam McCrea, John Metzler

Directory—Resource Guide: Emily Sinkford, Margarita Chow, Mark Miner

Maintenance/Landscape: Mark Miner, Sarah Homer, Al Riesterer

Insurance/Legal Committee: David Thomas

Community Service: Mindy Schneider

Note: The neighborhood Easter Egg Hunt for children is scheduled for April 9th Watch your email or mailbox for more details!