

# **EDGEWATER OWNERS ASSOCIATION**

ANNUAL REPORT  
2011



Edgewater Community



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2011 in Review  
By Cameron Handyside  
EOA President

It's almost time to ring in the New Year even though it seems like it just began. The 2011 Board worked very hard this year on various projects. I am happy to have been a part of this industrious team but I'm looking forward to a little down time. I'd like to take this opportunity to briefly look back over the year and recap some of our accomplishments.

We had a couple of storms that did some major damage to our security system. We were able to quickly get the computers and phones back up and running thanks to Greg, Dottie and Jason. Our prox card system took a little longer to restore but we used the opportunity to upgrade to a better system. We appreciate your patience and understanding during that time. We are now back up and running. If you haven't had your card reprogrammed, stop by the office and see Dottie.

May and her committee worked hard keeping the clubhouse in order; from cleanliness to decorating. Many of you have used the clubhouse for personal and neighborhood activities. This is one of our great assets and we hope it gets even more use in the coming year. The exercise room is another well-used facility and we try to replace and add equipment as funds and room allow. After much research and a little arm twisting, May will purchase and install a new, commercial treadmill before the end of the year.

Under the guidance of the board, Hughes Properties has done an outstanding job continuing to keep the neighborhood up to standards. There were many covenant observations in the beginning but they have dramatically declined and very, very few observations result in even a second letter, much less a third. The majority of residents are eager to keep property values up thus quickly correcting any indiscretions.

Sue did a wonderful job on the Lake Life once again this year. She also headed the election committee and worked with Dottie to get the minutes compiled, reviewed and approved.

Brian handled all the social events we are accustomed to and brought one back. The 5K Run/Walk was a great success. We raised approximately \$275 that will be donated to the Hogan YMCA for a child to go to camp this summer. He had a lot of help from Rick Wright who coordinated the event with both Madison and Huntsville Police Departments. They had many volunteers for this event and are already working out details for next year.

Patti Kolek moved to St. Louis this year and while we miss her terribly, we are thrilled to have Carl Blair who stepped up to plate to fill her vacated position. He has worked hard organizing the grounds committee and getting projects completed. AND if every committee chair prepared and presented reports with as much detail and efficiency, our meetings would be very brief indeed☺.

Once again this year, Joe stayed on top of our finances. With attention to value and a great deal of volunteer time; we will finish the year with a small surplus. And the good news to everyone is our dues will remain the same again this year.

The Lake Committee tackled a couple big projects this year. First, we conducted a fish survey and water quality test. Results were that our water is in great shape and we need to catch (and keep)

more fish. Under Joe's supervision, we also repaired and backfilled sections of the seawall that were in need of attention. Finally, we will dredge the "cove" near the tennis courts that silt up.

Phil Lindsey stepped in to the ARC Chair position when Steve Kirkpatrick resigned from the board earlier this year and has done an outstanding job coming up to speed and providing oversight on all the new projects residents are tackling throughout the neighborhood.

Finally, I would like to say that it has been a pleasure serving on the board over the last couple years. I've had the opportunity to get first-hand experience working with such a wonderful neighborhood. From the day-to-day grind of making sure the grass is mowed to dealing with the multiple storms (and power outage); I can honestly say we could not ask for a better community.

## **DIRECTORS, OFFICERS and STAFF**

### **2011 Board of Directors**

	Term ends 12/31
Cameron Handyside, President	2011
Brian Goodwin, Vice President	2011
Joe Roberts, Treasurer	2011
Sue Chatham, Secretary	2011
May Hudson	2012
Carl Blair	2011
Phil Lindsey	2012
Greg Morgavi	2012
Steve Brooks	2012

### **Staff**

Dottie Bash, Office Manager  
Mike Campbell, Maintenance

## ***2011 Board of Directors Election***

### ***Election Procedures***

EOA holds an annual election of Directors. Directors are elected for two-year terms. The community was notified of the election and nominations were solicited by letters mailed on October 14, 2011. The nominations were closed at midnight on October 28, 2011 and the slate presented to the membership for election by written ballot on November 4, 2011. Ballots were due in by midnight on November 18, 2011.

Sue Chatham, secretary of the Edgewater Owners Association Board, served as the Election Committee chair. An Election committee was established and consisted of May Hudson, Debbie Fulmore and Judy Lindsey. All residents were invited to a "Meet the Candidates Night" held at the Clubhouse on November 10, 2011.

Eight (8) candidates were nominated to fill five (5) vacancies. They were Fred Biestek – Fox Bend, Carl Blair – Heritage Woods, Gareth Bryant – Heritage Woods, Shari Burnum - Dunhill, Ina Dehart – Heritage Woods, Brian Goodwin – Carriage Hill, Alfred Mikolaschek – Carriage Hill and Erik Nielsen - Dunhill. Ina Dehart withdrew her name from the ballot due to personal reasons.

In accordance with the Declaration of Protective Covenants for Edgewater, dated 21 October 1986, voting is restricted to "Owners", except for Owners of Apartment Complexes and each "Owner" shall be entitled to one (1) vote for each Residence owned. An Apartment Owner is entitled to one-third (1/3) of a vote for each apartment owned. No renter or leasee is allowed a vote unless the rental agreement or lease specifically transfers this right from the Owner to the Occupant/Renter/Leasee (other than apartment complexes). Votes may not be recorded from Owners who have failed to pay any and all dues, assessments or fines during the year. There were 196 ballots counted for the 2011 election.



### **Elected to serve through December 31, 2013 are:**

Fred Biestek – Fox Bend  
Carl Blair – Heritage Woods  
Gareth Bryant – Heritage Woods  
Brian Goodwin – Carriage Hill  
Alfred Mikolaschek – Carriage Hill



In accordance with EOA Board precedent, if during the next year, a Director should fail to complete an elected term, the Board will select the candidate with the next highest vote total to fill such vacancy until the next General Election. Accordingly, the ranking for any unexpired term would fall to Shari Burnum and then Erik Nielsen.

## 2011 Income and Expense Summary\*

\*Estimated Report completed prior to the end of the fiscal year

<b>2011 Income</b>	<b>Budget</b>	<b>Actual *</b>	<b>Variance</b>
Homeowners Dues (610 units)	213,500.00	212,800.00	700.00
The Landing Dues	19,600.00	19,600.00	0.00
CG&SL Lake Maintenance	11,391.10	11,391.00	0.00
Interest	2,000.00	879.26	1,120.74
Clubhouse Rental Fees	7,800.00	4,150.00	3,650.00
Clubhouse Rental Deposits	20,800.00	10,600.00	10,200.00
Late Fees for Dues	2,195.28	2,195.20	0.00
Covenants Violations/CH Cleaning Fees	625.00	625.00	0.00
Swipe Cards	2,300.00	2,190.00	110.00
Vending/Store Sales/5K Run Misc.	13,000.00	12,962.69	37.31

<b>2011 Expenses</b>	<b>Budget</b>	<b>Total Spent*</b>	<b>Variance</b>
Corporate Business	89,350.00	83,300.00	6,050.00
Office/Newsletter	5,700.00	3,800.00	1,900.00
Utilities	23,300.00	23,300.00	0.00
Community Affairs	13,958.02	13,958.02	0.00
Clubhouse	31,200.00	31,200.00	0.00
Recreational Facilities	6,105.90	4,500.00	1,605.90
Grounds	80,400.00	80,400.00	0.00
Lake Management	11,250.00	7,000.00	4,250.00
Covenants	13,000.00	13,000.00	0.00
R&M Projects	47,100.00	33,500.00	13,600.00
Capital Improvements	8,900.00	5,000.00	3,900.00

\* Estimated: Report printed prior to completion of fiscal year



## 2012 Projected Budget\*

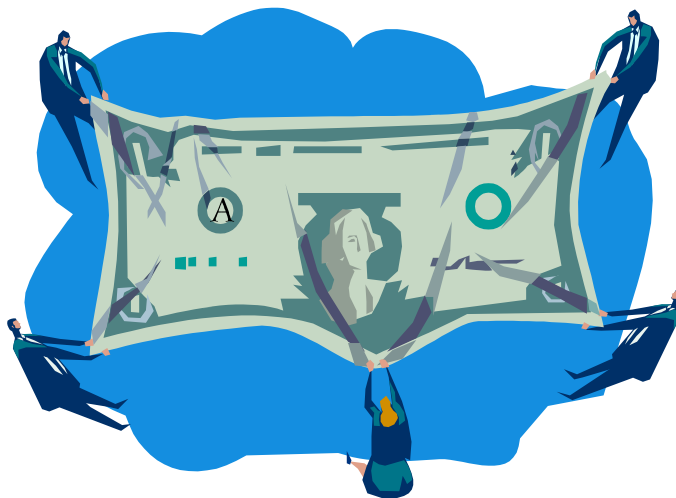
### 2012 Projected Income (\*\* Estimated)

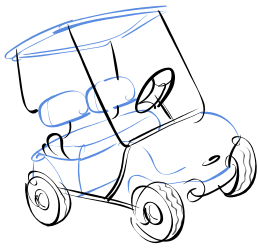
Homeowner Dues (610 Total)	\$213,500.00
The Landing Dues (168 Total)	\$19,600.00
CG & SL Lake Maintenance (CPI Adj.)	\$11,733.00 **
Interest	\$1,200.00 **
Clubhouse Rental Fees	\$7,500.00 **
Clubhouse Rental Deposits	\$15,000.00 **
Late Fees for Dues	\$2,000.00 **
Swipe Cards	\$500.00 **
5K Run	\$2,000.00 **
Vending/Store Sales/Misc.	\$500.00 **
<b>Total Funds Available for 2012</b>	<b>\$308,583.00 **</b>

### 2012 Projected Expenses\*

Corporate Business	\$86,050.00
Office/Newsletter	\$4,600.00
Utilities	\$24,000.00
Community Affairs	\$12,000.00
Clubhouse	\$24,350.00
Recreational Facilities	\$6,100.00
Grounds	\$74,000.00
Lake Management	\$11,500.00
Covenants	\$13,500.00
R&M projects	\$7,000.00
Capital Improvements	\$6,700.00
<b>Total Budgeted Funds</b>	<b>\$269,800.00</b>

\* To be amended or adopted by incoming board





## 2011 Committees & Highlights



### **Grounds**

The Grounds Committee has been busy this year. Our projects have varied from repairs due to storms (e.g. new sidewalk by tennis courts), to repairs to facilities (e.g. pagoda by the fountain), to new projects (e.g. stone application on pedestals of sub-division signs). We are currently finalizing plans for the upgrade of the Steeplechase berms across from the Clubhouse. Many of our projects have had significant volunteer support that saved the EOA many thousands of dollars. We are seeking additional volunteers and have placed a capability on the EW Web Site to allow you to volunteer more easily without a long-term or recurring commitment to meetings. I believe the lack of volunteers will ultimately result in more work done by contractors to maintain Edgewater and the value of our homes. As more projects are turned over to contractors, I cannot see how we will be able to keep our annual fees from rising in the future. Thanks to Debbie Fulmore, Glen Diehl, Kay Davis, Karen Voelker, Joe Roberts, May Hudson, Linda Harris and all the Grounds Committee for their contributions this year.

Our focus for next year will be to continue to update facilities. We also desire to make changes to improve the appearance along Edgewater Drive and we plan to redesign sub-division entrances. Other projects or topics include the rotation of trees in neighborhood islands, prepare for the changes due to the Zeirdt Road widening project, improve the coordination with Alabama Lawn Masters, upgrade the ground cover areas by the pool, and continue to get volunteers to help.

Please help as you can – try to volunteer for at least one project each year.

Carl Blair  
Chairman, Grounds Committee



## ***2011 Zierdt Road Adopt-A-Mile***

**Volunteers:** JoAnne Gore (Coordinator)  
Andrew Murphy  
Brian & Noel Duffy  
Bob & Maurice Wolf  
Sam Lovelace  
Peter Narbus  
Glenn Diehl  
Elaine & Carl Blair  
Dave & Peggy Deutch  
Lou & Sally Clark  
Glenn Davis  
Ken Needham  
Jerry & Carlotta Gattis  
John Haskell

Adopt-A-Mile is a part of the Pride of Madison program of the City of Madison Beautification Board and the City of Huntsville Green Team program.

Volunteers are asked to go out three times during their month to pick up trash along Zierdt Road from Madison Boulevard to the Huntsville City sign.



## *Covenants*

Special thanks to Beverly Van Wagner, our Hughes Properties representative, who has done her utmost to look over our neighborhood and send out our EOA notices of residential “opportunities for improvement.” Thanks also to Brian Goodwin, Sue Chatham, Debbie Fulmore, Gareth Bryant, Harold and Jean Pigg, Lyle Needham and May Hudson; all of whom served on the committee. Our focus was on a balanced program for the Edgewater Community to present a neat and well-kept appearance and to sustain or improve properties in a safe and attractive manner, consistent with community standards.

In July, we developed a checklist to make it easier for residents to identify areas of committee consideration and the applicable covenants reference and standard. We also edited the Architectural Standards and Homeowner Use Restrictions (aka the Blue Book), publishing an updated guide effective August 1, 2011.

We wrote a series of articles for The Lakelife newsletter containing covenants hints, tips, a checklist and finally a series of frequently asked questions (and answers) that focused on common issues and standards for improvement. The Chair presented a Business Report at each meeting of the Board of Directors.

And a final note, the combined Covenants Chair and related Board-of-Director issues are documented in 896 e-mails – that’s eight hundred and ninety-six e-mails.

My thanks to the residents who responded so well to the EOA covenants program.

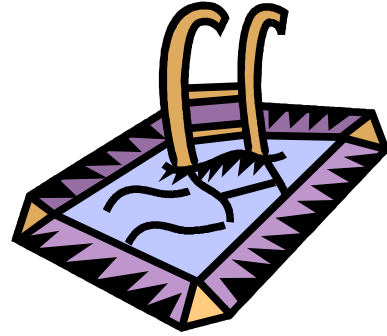
Stephen Brooks  
Chair, Covenants Committee



## ***Clubhouse and Recreational Facilities***

### **Responsibilities:**

- Ensure facilities are operational
- Manage approved budget
- Recommend projects for BOD for approval
- Solicit bids for projects
- Oversee and manage work performed
- Make recommendations for future budgets



### **2011 Projects:**

- Painted the fitness room
- Purchased a new treadmill for fitness room
- Purchased a new Dolphin for cleaning the pool
- Parking lot repaving and striping
- Finished the tennis court practice wall thanks to John Haskell, Tom Kaeding and team
- Installed a new prox card reader system and repaired/replaced all security cameras taken out by lightning strike

### **Activities:**

- Summer Tennis Camp thanks to John Haskell and his team
- Summer Water Aerobics
- Year round Fitness
- Book Club
- Investment Club
- Bridge Club
- Hand and Foot Cards
- Holiday Decorations



Thank you to the wonderful Clubhouse and Recreational Facilities Committee Members: Deb Fulmore, Eve Garriott, Penny Hastings, Joe Roberts, Maurice Wolf, JoAnn Gore, Sally Clark, Judy Lindsey and Reba Jacobs.

A second Thank you to a special member of our Committee, Debbie Fulmore who has done all of the after party checks, spot cleaned the carpets when needed along with all of the tasks associated with keeping our clubhouse in top notch condition. She has been my right hand throughout the year! Thank you Deb! She and Scott donated a recumbent bike to our fitness room so, on behalf of our workout group, I thank you both!

I also want to give a special thank you to Joe Roberts who has been my “go to” guy for all things mechanical and pool related. Joe has a vast knowledge of our Clubhouse and Recreational Facilities and he has been very generous with his time. Thank you Joe!

Our newest member to the CH&RF group is our Maintenance Chief, Mike Campbell. This has been his first full year with Edgewater and he has done an outstanding job. He has a varied skill set that works with CH&RF on sprinkler repair, painting, sheetrock repair, pool chemistry, and all around handyman work. Managing Edgewater is like running a Resort; one cannot conceive all that is

required to keep this Association running. He keeps our facilities in top notch shape and I thank you so much Mike!

Without this next member of our team we would not be kept on track. Dottie Bash, our “Office Manager Extraordinaire”, keeps all of Edgewater running. And I do not say this lightly. She is a computer genius, works with all committee heads and our President, Cameron Handyside and partners with our “Tech Guy” Jason Huddleston of C.e.e.t Technology to keep our facilities secure. Dottie worked with Jason when we had our massive electrical outage due to a lightning strike. And on a personnel note, I am now known for my chronic forgetfulness and Dottie kindly laughs and goes ahead and takes care of what I did not. Thank you Dottie!

And thank you to all the folks who show up when there is a call for volunteers. Is there a better place than Edgewater?? No!

May Hudson  
CH & RF Chair



### ***Architectural Review Committee (ARC)***

The ARC reviews Applications for Improvements submitted by Edgewater residents to insure compliance with the EOA Architectural Standards & Homeowners Use Restrictions book, commonly referred to as the Blue Book. Every effort is made to complete the review within two (2) weeks (10 working days). Some requests may require personal contact with the submitter in order to clarify or obtain additional information concerning the request which may cause a delay in completion. Each application requires the approval of at least three (3) committee members. Appeals can be made to the EOA Board of Directors.

During 2011, approximately 45 applications were approved by the ARC. Requests ranged from approval for new construction to swing sets with landscaping, decks, patio, and pergola additions in between. Each residence should have a copy of the Blue Book. Applications can be obtained from the EOA office or the community website.

ARC members include: Gareth Bryant, Debbie Fulmore, Cameron Handyside, Jerry Jennings, Phil Lindsey (Chairman), and Anita Zomkowski. Additional volunteers are always welcomed.

Phil Lindsey  
ARC Chair



## ***Community Affairs***

We had a great year this year in Community Affairs! Thanks to all who coordinated events and volunteered!

### **2011 Events:**

December 10th

#### **Santa at the Clubhouse**

Hot Chocolate and cookies served to kids of all ages!

#### **Luminaries**

Special thanks to all who volunteered to coordinate for their neighborhood:

- **Fox Bend II:** LeAnne Letize McGee
- **Steeplechase:** Debra Weaver
- **Remington Place:** Peter Narbus
- **Lake Shore:** Pete & Eileen Luther
- **Spinnaker Ridge:** Anita & Paul Zomkowski
- **Fox Bend:** Valinda and Mike Murphy
- **Morland Shores:** John & Gloria Harrill
- **Lost Tree Point:** Karen Voelker
- **Compass Point:** Rebeca Violet
- **Heritage Woods:** Chris & Jacky Rosema
- **Carriage Hill:** Fred and Nancy Mikolascheck
- **Dunhill:** Kim Niemeier

December 5th

#### **Edgewater Annual Party**

Thanks to Eve Garriott for coordinating this event.

October 22nd

#### **Edgewater 5K Run**

Special Thanks to Rick Wright for his help in reviving this event! We had over 150 runners and raised \$270 for charity. We expect for this event to grow and have already started planning for next year!

September 17th & May 14th

#### **Fall and Spring Yard Sale**

June 14th

#### **Annual Pool Party**

April 23rd

#### **Annual Easter Egg Hunt**

Thanks again to all the members of the Community Affairs Committee and neighborhood volunteers! Without your help, we could not have so many wonderful event in our neighborhood!

Brian Goodwin  
Community Affairs Chair



