

November 9, 2011

Birchwood Village Residents and/or Homeowners:

Hard to believe, but 2011 is nearing a close. We have been fortunate to see several new neighbors move in, and the overall appearance of the Village has been spruced up quite a bit due to everyone's hard work. Many thanks to everyone for taking good care of your properties; it benefits us all.

It is time to present the operating budget for Birchwood Village for the coming year. **Please plan on attending a meeting on Thursday, December 15, 2011 at 6 PM to review the budget for the upcoming year, and discuss the business of the Village in general.** The proposed budget will be available for viewing on the Birchwood tab at [www.liveoakvillages.com](http://www.liveoakvillages.com) in advance of the meeting.

Invoices for the 2012 Homeowner's Association dues will be sent out immediately following this meeting. Please remember that the board voted to collect dues on an annual basis, in order to save the Village the expense of additional postage. Dues will be payable on or before January 15, 2012. The board also voted to begin imposing late charges and interest on overdue accounts, as provided for in the by-laws.

Speaking of overdue association dues: our attorney will be sending demand letters to any homeowners that are overdue as of the end of last month (10/31/11). There will be a 45 day period to cure the default, after which liens will be placed on the properties. We have already begun the process on the foreclosed properties so the Village will be made whole when the houses do sell.

It is not too early to begin thinking about elections for the Village Board of Directors. We must have a minimum of three (3) board members, preferably people willing to manage the business of the Village. If we hire Greenacre Properties to watch over our business, our annual expenses increase by approximately \$10,000, and we get basically nothing but rudimentary accounting for the price.

We currently have three board members, serving as President, Treasurer, and Secretary of the homeowner's association. The Secretary is responsible for keeping the meeting minutes, but primarily for keeping the list of homeowners current, including contact information. The Treasurer accepts the dues, pays the bills, and communicates with the outside world regarding amounts owed when a property is transferred. The President....other duties as required. But mainly keeping everyone informed with what's going on, and representing the Village with the Master HOA.

A couple of other items:

- 1) Trash **MUST** be in a **closed** container when you put it out on trash days. Between the vultures and the critters, we are seeing garbage spread all over the place. You will be subjected to fines if your trash is not properly contained. (It's in the by-laws!)
- 2) The Master HOA is looking into having the **sidewalks pressure-washed** along the main streets and around the clubhouse. That's going to make the sidewalks in all of the villages look awful. We are going to have to develop a plan to get the Birchwood sidewalks cleaned. **The easiest and cheapest alternative will be for everyone to handle the sidewalks that front your property.**
- 3) We are in the early planning stages for a **Village Holiday Party**. Watch the website for updates.
- 4) I am anticipating that the **decorating of the Village entrance** will take place the first weekend of December. We had fun last year, and encourage anyone interested in helping to contact me.
- 5) The **Birchwood Brigade** has moved the weekly walk to Thursdays at 6:30 PM. It's a 3 mile round trip to the front gate, 1 mile if you only go to the clubhouse. Spend an hour with our neighbors, and get a little exercise. Everyone is welcome.

Remember that all board members can be reached via e-mail at:

**[birchwoodvillagehoa@aol.com](mailto:birchwoodvillagehoa@aol.com).**

At the very least, please send us an e-mail so that we have your contact information. The goal is to be able to reach all of the residents with e-mails, so that everyone is contacted at the same time when good stuff is happening.

I hope to see a large turn-out on December 15th. Your home is the largest single investment you are likely to make in your lifetime....it's important that you protect the value of that investment. And by helping ourselves, we help our neighbors as well.

Best regards,

Dick Thatcher, President  
Birchwood Village at Live Oak Preserve Homeowner's Association