

Glendover Park as I See It
Neil Riddick
Interim President

The first year of Glendover Park HOA run by homeowners has been successfully completed. We are greatly ahead of where we started when we took the reigns from DR Horton. Let me say thanks to all the volunteers who made these accomplishments possible. While we cannot name everyone individually, let me thank the other board members, the committee volunteers and the homeowners who pay their dues in a timely manner. The Board of Directors has and will continue to make every attempt to engage the community. We have been financially responsible ending the year with a \$29,450 surplus income which does not include \$8,000 set aside in reserves for future capital projects. We have set procedures in place that will benefit homeowners for years to come.

The Board of Directors has attempted to engage the community whenever possible. We have over 50 homeowners who have served the Glendover community in some volunteer capacity. The Architectural Control Committee which is made up of a dozen volunteers will become the Architectural Modification Committee "AMC". The goal of the AMC is to preserve and enhance the beauty, value, safety and integrity of our community. The AMC will administer the architectural affairs of the Glendover Park HOA in a fair, consistent and timely manner without prejudice or unreasonable burden on our fellow members. This committee has developed a "Friendly Modification Booklet" to help our homeowners better understand what their responsibilities are when making changes to their property. We have put the fine policy in writing, so hopefully we will not have to collect any fines.

The Communication Committee is developing tools to communicate both effectively and economically. They have developed a website address and the newsletter. The website was completed at almost no cost to the Association freeing dollars to complete more important projects. We have committed to quarterly newsletters for 2004. We will try to send two newsletters out with the semiannual invoice to help reduce cost. When possible, we will have the newsletters hand delivered by the block ambassadors. Plus the newsletter will be available online and emailed by request. We will soon have a system on the website that collects email addresses to continue to improve communications. Signs will continue to go out at entryways to communicate meetings and other important information.

We have made numerous changes to be more financially responsible. We have evaluated all Association contracts. We have replaced the landscaper and pool service midsummer. We have retained SBB Management. We have worked to improve delinquency of association dues which included billing completed Mercedes homes and finding a homeowner who had slipped through without joining the mandatory association. We had the pool system completely checked out by a third party who has assured us that the system is more than adequate. He has suggested some maintenance that has been completed. We have had the

sprinkler system inspected. Based on the inspection, the board has charged the landscaping / pool committee of developing a long range plan for the sprinkler system by August. This is a committee which desperately needs volunteers. The current board has made a commitment to avoid raising assessments, if at all possible.

An ad hoc committee has reviewed the DCCR's. They are making recommendations for you to vote on at the annual meeting. While clearing up conflicts in the DCCR's, these changes will improve the performance of the Association. To eliminate vandalism in the pool area, extra lights have been added. This step has all but eliminated vandalism – especially with the help of our pool volunteers and parental responsibility. We have retained an attorney and reviewed our liability insurance. We are currently encouraging DR Horton to do the right thing concerning the dry retention pond, the lack of sprinklers along Twin Creeks and the Scottsman Drive entrance.

We have made numerous visual improvements to the community. First, by replacing the landscaping contract we have greatly improved the look of the common areas. Second, the new pool service has done a great job of keeping the pool area ship shape. Third, we have just repaired the older sections of the fence. Staining is in the process. Fourth, we are working with the City of Allen Parks and Recreation department and DR Horton on the entryway at Scottsman Drive and Exchange Boulevard. Fifth, the AMC along with the management company have helped maintain compliance with standards set forth in the DCCR's. Sixth, From March thru the end of the year, the AMC has received 42 requests for modifications from homeowners and approved 36 of them. We have only had one decision appealed which was settled with compromise from both the AMC and the homeowner.

The social committee kicked off the fall with a great picnic that will become an annual tradition. They have planned a formal event for February. An International Festival is planned for March. A Memorial Day parade is scheduled for end of the school year. To round off the year, the second annual picnic has been planned for the fall. They are also working on dinner clubs, Babysitting coop, more bunko groups, and a vegetable coop.

What happens from here you ask? We need you. We have three choices as I see it. First, do little and stay within the budget. Maybe even go backwards. While this is financially responsible, this does not improve the neighborhood. Second, we can do everything the neighbors want accomplished. This would require we raise dues or borrow money. Third, we engage you the homeowners in making Glendover Park a better place to live. My vote is for option three. I believe with community involvement we can avoid an increase in assessments and improve the neighborhood. If you want to be part of the solution, please attend the annual meeting on March 1, 2004 at 7:30PM at Kerr Elementary. Registration begins at 7:00PM. Come early to register and be ready to find out how you can be a part of the solution.

Sincerely

Nell C. Riddick