



Meadowlark



Farmington Meadows Homeowners' Association

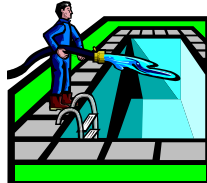
Summer 2006

Letter From The Vice President

For those who do not know me, my name is Rick Wyckoff. Following a ten year absence from volunteer neighborhood duties, I am happy to return to the board as Vice President and offer my time to maintaining our pool facilities. Twenty years ago, our neighborhood and our neighborhood amenities were an attraction to me and my family. We chose to live in this great neighborhood and my family enjoyed many summers at the pool and tennis courts.

Although the weather is hot and humid, our summer "pool season" is almost coming to an end. **The pool will close for the season following the Labor Day weekend.** This year, the pool looks as great as ever. We faced some challenges which led to improved maintenance without closing the pool. We replaced the sand in both filters. We replaced the pump's 5 hp motor with a new, quiet motor. Neighborhood volunteers saved us money by offering their time and experience during the installation. The duration of hot weather causes difficulty in maintaining a daily balance of chemicals. Daily attention and testing is needed. We have been inspected four times and have passed inspection with high marks.

We urge everyone who enjoys a clean, clear pool and neat pool area to



take ownership of your pool. It is a great help to replace chairs under tables when needed. Keeping trash picked up and leaves out of the pool benefits all. We welcome your suggestions, time, and talent. Call Rick Wyckoff with your thoughts and ideas for improvement. Farmington Meadows is our neighborhood and your involvement in any way will be appreciated.

ELECTION TIME

It's that time of the year for voting for your new board members. In addition to electing two directors, the seats for the President and Secretary are open. We are accepting nominations for all four positions. Please contact a board member if you would like to serve on the board. No experience is necessary, only a willing attitude.

The board meets once a month (typically the second Thursday for about an hour) to conduct business for the Association. Although some responsibilities are defined for some of the board members, generally the roles are defined at each term. The goal is to fill the needs with the talents available. If you have ever pondered serving on the board, please contact a board member and inquire about what is involved. Or, just come to a board meeting and see for yourself.

The ballots will be distributed after Labor Day weekend, so please forward your names to be listed on the ballot no later than September 4 to Rick Wyckoff or Brent Harbert.

Important Reminder

If you have not submitted your dues for the April thru September period, please do so soon. The October statements will be mailed within the next few weeks. Please note that those members who are behind three payments will have a lien placed on their property. A \$24 fee is assessed to cover the cost for filing the lien. There are 27 homes with past due balances totaling approximately \$5,500.

Those members whose payments are delinquent will have their pool and tennis court proximity card deactivated until payment is received. Dues thirty days beyond the remittance date face penalty interest until payment is received. Please contact Tom Bartlett at 755-2199 if you need your current balance.

Precinct Captains

Your Precinct Captains are as follows:

- | | |
|-------------------|--------------------|
| 1 Carla Alexander | 6 Sherry Carnell |
| 2 Sharon Day | 7 Debby Riest |
| 3 Chris Madeksho | 8 Meena Parikshak |
| 4 Melissa Manuel | 9 Rose Frankel |
| 5 Mary Clemons | 10 Kim Trang Phung |

We have a new precinct captain in Precinct 8. Meena Parikshak has accepted the invitation to replace outgoing precinct captain Anita Goode. Anita and her family recently sold their house and moved to Florida. Thanks Meena and WELCOME ABOARD!

Don't Forget the Facilities

We are happy to see that the clubhouse is getting plenty of use this summer. Remember, the clubhouse, pool and pavilion are available for rental. This can be a great alternative to hosting a party at your house if you need extra room for your guests. The clubhouse has a small kitchen, seating area with sofas and armchair, restrooms, folding tables and chairs. The covered pavilion is adjacent to the clubhouse and has several picnic tables. There are restrooms outside for the pool guests. There is playground equipment next to the clubhouse for the kids.

If you would like to see inside the clubhouse before renting, that can be arranged. If you are interested in rental or have any questions, please contact Kelly Richert at 754-3258.



Sample Rental Fees:

Clubhouse, Pavilion	
or Pool:	\$30, 4-6 hrs; \$55, 6-12 hrs; \$100, 24 hrs
Clubhouse & Pavilion	
or Pavilion & Pool*:	\$40, 4-6 hrs; \$75, 6-12 hrs; \$100, 24 hrs
Clubhouse, Pavilion	
and Pool:	\$50, 4-6 hrs; \$90, 6-12 hrs; \$125, 24 hrs
Cleaning and	
Damage Deposit:	\$50 (refundable, required for all rentals)

*Note: Use of the pool is not exclusive to the individual renting the pool. Members are allowed to use the pool during pool rentals.

New Neighbors

The following individuals / families have purchased or rent homes and moved into the neighborhood since the Spring. We would like to extend a big WELCOME! If you were omitted, we apologize.



Gaddis, Greg & Amy	7994 Sunny Creek
Lange, Rick & Karen	8090 Neshoba Rd
Daughtery, St. John	1720 Rocky Hollow Rd

We would like to recognize all of those who move into the neighborhood. If you are new to the neighborhood (renter or owner) and have not been contacted by your precinct captain or someone on the board, please let us know. We will update our records and make an official visit and announcement. Please contact any board member listed on the back of the newsletter.

Social Gatherings & Events

We had a great summer party this June. We had good weather, good food and a good time. We did things a little different this year and brought in barbeque and chicken. This seemed to go over very well, especially from husbands who were grateful not to have to grill out in the hot sun. Even though we ran out of chicken, everyone had plenty to eat. Next year we'll know to get more chicken! We also a giant inflatable slide that the kids absolutely loved. I think a few adults enjoyed it too. The pool was just right and everyone had fun playing pool games. There was a little bit of rain right at the end of the party which worked to help cool the place down. I want to thank the board and everyone who helped us with the party - especially the Cash, Richert, Krock, and Clemons families. We had a nice turnout and look forward to seeing everyone again next year! Be sure to be on the lookout for our Christmas party in December!

UPCOMING GARAGE SALE

Start going through those items you want to discard. FMHA is going to have a neighborhood garage sale on October 7. All you have to do is set up, place a balloon on your mailbox and we will place an add in the Commercial Appeal.

Interested in Yoga

Alma Corla is providing Yoga classes at the clubhouse starting this fall. Classes will meet on Thursdays, from 6 to 7 PM. You will learn how to stretch, relax, and unwind from your day to day activities. To experience the benefits of yoga, you are invited to a complementary class, Thursday, August 31, from 6 to 7 PM



Four classes can be purchased in advance for \$40, or you can buy individual classes for \$13 (please call in advance to confirm space).

Alma has been practicing Iyengar yoga for the last 6 years at EasternSun Yoga Studio (first yoga studio in Memphis since 1987), and is mentored by the two most experienced certified yoga teachers in Memphis for her Iyengar certification. She has taught yoga classes at the FedEx Wellness Center in Collierville and is planning to start again this fall.

Alma has the gift of inspiring students to enjoy and relax during a yoga class, regardless of their physical abilities. Also, she views yoga as therapy to combat "dis-ease" and includes health benefits in her teachings.

Alma is also a proud mother of twin boys and also works at FedEx full time. She and her husband Nik have lived in the neighborhood for the last 4 years.

Please call Alma at 833-5132 to confirm your attendance, space is limited.

2006 Finances and Overview of Income & Expenses



The 2006 monthly and year to date (YTD) finances for the Association are listed below. Although we are currently exceeding our income, we are within the ranges of the budget. However, even though we had a surplus balance from last year, the past due balances on over 10% of the neighborhood homes will limit our ability to payoff our loan early and set aside funding for some needed improvements. If you are behind on your dues, please send in your payment. The dues are used to fund the facilities and are included in the annual budget. If you have any questions regarding your dues, contact Tom Bartlett.

	2006	January	February	March	April	May	June	July	TOTAL
Ordinary Income/Expense									
Income									
Interest Income		0.00	0.00	0.64	-2.60	0.00	0.64	0.00	-1.32
Rental Income									
Clubhouse, Pool & Pavillion		0.00	0.00	0.00	0.00	0.00	0.00	310.00	310.00
Clubhouse & Pavillion		300.00	0.00	0.00	0.00	300.00	0.00	0.00	600.00
Total Rental Income		300.00	0.00	0.00	0.00	300.00	0.00	310.00	910.00
Membership Dues		1,445.00	4.13	10,111.67	7,937.80	896.20	1,296.97	200.60	21,892.37
Total Income		1,745.00	4.13	10,112.31	7,935.20	1,196.20	1,297.61	510.60	22,801.05
Expense									
Administration									
Postage and Delivery		0.00	0.00	78.00	0.00	0.00	0.00	0.00	78.00
Office Supplies		0.00	0.00	6.49	0.00	0.00	0.00	0.00	6.49
Total Administration		0.00	0.00	84.49	0.00	0.00	0.00	0.00	84.49
Clubhouse/Pavillion									
Repairs & Maintenance		164.00	0.00	1,370.00	0.00	555.00	0.00	69.00	2,158.00
Total Clubhouse/Pavillion		164.00	0.00	1,370.00	0.00	555.00	0.00	69.00	2,158.00
Grounds/Tennis Courts									
Supplies		0.00	0.00	0.00	0.00	156.54	0.00	0.00	156.54
Landscaping		998.66	0.00	690.00	0.00	690.00	645.00	0.00	3,023.66
Pest Control		0.00	0.00	0.00	0.00	69.00	0.00	0.00	69.00
Total Grounds/Tennis Courts		998.66	0.00	690.00	0.00	915.54	645.00	0.00	3,249.20
Pool									
Pool Cards		0.00	0.00	0.00	0.00	-10.00	0.00	152.95	142.95
Pool Servicing		2,346.00	0.00	0.00	0.00	0.00	380.00	0.00	2,726.00
Repairs and Maintenance		0.00	0.00	992.64	0.00	0.00	4,500.00	190.00	5,682.64
Chemicals		0.00	0.00	366.85	0.00	0.00	0.00	0.00	366.85
Pool Supplies		0.00	0.00	0.00	0.00	0.00	695.56	374.89	1,070.45
Pool Durables		0.00	0.00	0.00	0.00	0.00	356.56	0.00	356.56
Total Pool		2,346.00	0.00	1,359.49	0.00	-10.00	5,932.12	717.84	10,345.45
Social		247.04	203.31	0.00	0.00	0.00	0.00	298.47	748.82
Utilities									
Telephone		0.00	0.00	0.00	0.00	0.00	0.00	235.25	235.25
Gas and Electric		122.75	443.62	353.84	473.73	344.93	434.87	475.20	2,648.94
Water		59.18	52.29	103.04	52.29	34.77	135.82	110.25	547.64
Total Utilities		181.93	495.91	456.88	526.02	379.70	570.69	820.70	3,431.83
Bank Service Charges		25.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
Loan Interest		426.08	378.10	374.64	0.00	681.56	335.27	331.58	2,527.23
Payroll									
Payroll Taxes		6.62	0.00	0.00	0.00	0.00	0.00	0.00	6.62
Total Payroll		6.62	0.00	0.00	0.00	0.00	0.00	0.00	6.62
Liability Insurance		226.08	226.08	226.08	226.08	226.08	228.58	228.58	1,587.56
Licenses and Permits		0.00	0.00	0.00	0.00	700.00	0.00	0.00	700.00
Liens		0.00	0.00	0.00	0.00	12.00	0.00	0.00	12.00
Miscellaneous		0.00	0.00	0.00	0.00	125.23	0.00	0.00	125.23
Total Expense		4,621.41	1,303.40	4,561.58	752.10	3,585.11	7,711.66	2,466.17	25,001.43
Net Income		-2,876.41	-1,299.27	5,550.73	7,183.10	-2,388.91	-6,414.05	-1,955.57	-2,200.38

**Farmington Meadows
Homeowners' Association**

Mailing Address:
P.O. Box 38826
Germantown, TN 38183
Clubhouse Address:
7940 Farmingdale
Germantown, TN 38138

**Farmington Meadows Neighborhood:
Germantown's Best Kept Secret**



<i>Farmington Meadows Homeowners' Association 2005-2006 Board of Director Contact List</i>				
Title	Member	Phone	Email Address	Term
President	Brent Harbert	757-7804	bharbert3@yahoo.com	10/04 - 10/06
Vice President	Rick Wycoff	756-4058	rpw75@yahoo.com	10/05 - 10/07
Secretary	Carol Krock	756-9812	ckrock@aac-resins.com	10/04 - 10/06
Treasurer	Tom Bartlett	755-2199	tomb@midsouth.rr.com	10/05 - 10/07
Director at Large	Wayne Cash	755-9438	wcashwc@yahoo.com	10/04 - 10/06
Director at Large				10/05 - 10/07
Director at Large	Becky Baggett	751-7985	rebecca.baggett@directgeneral.com	10/04 - 10/06
Director at Large	Kelly Richert	754-3258	krichtert@midsouth.rr.com	10/05 - 10/07

NEIGHBORHOOD SERVICES

Babysitting (* denotes certified babysitter):

Kathryn or Margaret Day 755-7890
Kaley Donovan 737-3612
Miaya Gannam 314-6632
Devon Ross 309-5490
Victoria Wood 759-0226

Lawn Care:

Phillip Branch 757-4313
Roger Forsyth 634-5460
Colin or Devon Ross 309-5490

Music Lessons:

Laura Duncan 755-7820 (beginner piano)
Jordan Hooker 759-0026 (saxophone)
Roxanne Murray 756-4556 (Violin and viola)

Pet Care:

Kathryn or Margaret Day 755-7890

Tutoring:

Anand Parikshak 755-7344
(Math, Algebra, Geometry, Science, Biology, Chemistry, English, Grammar, Essay, elementary and high school)
Ashley Kreitz 755-8186
(tutors elementary and middle school)



YOUR NEIGHBORHOOD REALTORS

This Meadowlark Newsletter Compliments of...

**Kent & Tammy Anderson
Crye-Leike, Realtors**

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