



MEADOWLARK



Farmington Meadows Homeowners' Association

Online at www.FarmingtonMeadows.org August 2007

ALL ASSOCIATION MEETING

On Thursday, September 13th, at precisely 6:45pm, at the association clubhouse, we will convene an all association meeting to vote on increasing our semi-annual dues to \$157.00. The Farmington Meadows Board of Directors believes an increase in the semi-annual dues to \$157.00 is necessary to properly provide for the future of our association, our common area, and our security.

Homeowners only are allowed to vote. The meeting will convene at exactly 6:45pm, and a secret vote will be taken immediately thereafter. In the event a quorum is not reached, the meeting will be lawfully adjourned and rescheduled for Thursday, October 11, 2007 at 6:45pm.

Following is the context of issue on which we will vote. "Effective with the April 1st, 2008 dues payment, the semi-annual dues shall be increased to \$157.00".

YARD OF THE MONTH—OUR FOURTH WINNER

Sue Cox, 7899 Gayle Lane

At last!!!! We have a hill person as the winner of our Yard of The Month. Did you flat landers even know we have a Gayle Lane in our association? Well... now you do. We awarded Sue the \$100 gift certificate to Three Oaks Grill and our Yard of the Month sign. I must say, Sue was brought to tears by the award (well, maybe not tears, but I think she blinked). Thank you Sue for helping make our neighborhood a more attractive place to live. Who is next? Judging by our four judges will occur at the end of the month.



WE HAVE A PROBLEM AND NEED YOUR HELP

For the past 10 to 12 years your association has been chronically short of money. Prior to last year, the last time the membership dues were increased was 1989. In fact, the pool and tennis courts were in such disrepair your association had to take out an \$80,000 loan to get them brought up to the current condition. Unfortunately, there is a \$31,000 balloon payment due in 2010, which we are NOT able to pay. Furthermore, we have absolutely no reserve fund for emergencies, and precious little money for routine facilities maintenance.

On Thursday, September 13th, 2007, at precisely 6:45pm, we will convene an all association meeting at the clubhouse to vote on increasing our dues to \$157 every six months. This is less than \$50 per period additional and will be enough to completely pay off our balloon payment in 2010.

Plus, we can then begin to start saving for our next major pool and tennis court refurbishment (probably close to \$100,000 at the time) in approximately 2015-2018, establish an emergency fund, have the money to make improvements in the clubhouse area and continue and even increase our community activities and look forward to increasing the security of our area.

Without the dues increase, your association will continue to have financial problems, which will affect the future of our common area and our association activities.

One page of this newsletter if a proxy vote in favor of the dues increase, which is valid only until February 29, 2008. If you are willing to help keep your Pool, Clubhouse, and Tennis Courts in top condition, eliminate our chronic financial problem and secure our future, please complete and sign the proxy, fold, staple, stamp it and drop it in the mail, or deliver it to the home of Rick Wyckoff—8034 Farmingdale, or Bob Metz—1672 Rocky Hollow.

Your help and trust is sincerely appreciated.

Bob Metz

MESSAGE FROM YOUR PRESIDENT

There are many things we can do as an association to improve our area and make life a bit more pleasant for all, not to mention increase the value of our individual properties. I see the security of our area, our families, and our clubhouse area as a future problem we need to start to tackle now while crime and vandalism is low. If we wait until we have a problem, it will be too late. Unfortunately, we have a huge balloon payment hanging over our head and no money to pay for any substantial improvements. I believe we need to be able to pay off the balloon payment when it is due, establish an emergency fund (right now we have none), be able to properly maintain our clubhouse area (which we can not do), prepare for increased security for our families and even consider capital improvements to our common area.

Therefore, I urge you to sign and return the proxy vote in favor of a dues increase. I promise you your money will be spend in a positive and productive manner helping improve our area and our future. I appreciate your help and support.

Bob Metz

CRIME & SECURITY—BE AWARE—TAKE CARE!

In August one of our residents had a person come up to their BACK DOOR purporting to sell mulch. He and his wife were gone, but his mother was in the house. By all appearances, it seemed no one was home. When the mother came to the door, the person left without incident. BUT—What would have happened if no one was home ??? Be careful and aware. If you see someone in a neighbor's back yard that you think does not seem to belong there—call the police, or me, immediately. It is much better to have a police officer find out everything is OK, rather than find out later that your neighbor was broken into, or even injured.

Also, recently we have had several teenagers, NOT from our area, gathering and parking in our neighborhood and clubhouse parking lot, drinking beer and leaving their cars parked for an extended period of time. At least twice, several beer cans had to be cleaned up from our common area. In the past, teenagers have been responsible for vandalism and major damage at our clubhouse. If you see any suspicious activities—PLEASE call the police, Bob Metz, or any board member immediately. We will take care of any problem situation—GUARANTEED! We can NOT allow anyone think our area is an easy target.

DON'T KNOW WHERE TO PUT IT SECTION

- **National Night Out**—A great success. The captains all set up a table, passed out cookies and light bright bracelets to the kids. The Germantown police stopped by several locations. Next year, it will be even bigger. Thanks again to Kelly Richert, our organizer. In case you don't know, Kelly is our Association "Get It Organized" gal. Time after time Kelly takes the responsibility to plan, organize, and execute all of our association functions. Next time you see Kelly—just tell her "thanks for all your hard work".
- **signmeup@farmingtomeadows.org**. We are collecting emails for association notices and events. If you have not already done so, please send an email to include your family name and address and lot number, if you know it. Our email program has just started and we want to include you. Thanks for your help.

HEARD ANY GOOD LAWYER JOKES LATELY?

For the lawyers in our association, let me apologize in advance, but I just had to do this section. Besides, I have a brother in law lawyer and he knows more lawyer jokes than any one I know. Bob

"Only lawyers and mental defectives are automatically exempt for jury duty."

George Bernard

"The only way you can beat the lawyers is to die with nothing."

Will Rogers

A new client had just come in to see a famous lawyer. "Can you tell me how much you charge?", said the client. "Of course", the lawyer replied. "I charge \$300 to answer three questions!". Well, that's a bit steep, isn't it?" Yes, it is" said the lawyer, "And what is your third question?"

"A lawyer with a briefcase can steal more than a thousand men with guns."

Mario Puzo

"Death is not the end. There remains the litigation over the estate."

Ambrose Bierce

Board Members

Bob Metz – President - H - 757-1710; W – 759-0932

Email – bob.metz@farmingtonmeadows.org 1672 Rocky Hollow Rd—Lot #202

Rick Wyckoff – Vice President - H – 756-4058

Email – rpw75@yahoo.com 8034 Farmingdale Road—Lot #172

Cindy Middleton—Secretary - H – 517-1440

Email – jcmid2@yahoo.com 8075 Farmingdale Road—Lot # 179

Tom Bartlett – Treasurer - H – 755-2199

Email – tom.bartlett@farmingtonmeadows.org 1653 Brierbrook Road—Lot # 64

Kelly Richert – Director - H – 754-3258

Email - krichert@midsouth.rr.com 8030 Sunny Creek Drive—Lot # 153

Eric Sciara – Director - H - 624-0575

Email – esciara@midsoough.rr.com 8037 Sparkling Lake Cove—Lot # 124

Nik Puri – Director - H – 755-3397

Email – nikpuri@hotmail.com 1701 Golden Fields Drive—Lot # 67

Charles Blaha – Director - H - 737-8497

Email – charles.blaha@farmingtonmeadows.org 7991 Sunny Creek Drive—Lot # 143

Neighbor Services—Anyone who wants a listing here call or email Bob

Math Tutor • Mary Hill – Home# 756-0143; Cell #486-8252— 1581 Bubbling Brook

Lawn Mowing • Matthew Clemons – Home# 753-5779 - 7967 Sunny Creek
• Cody Sims – Home#737-0082—8028 Sparkling Lake Cove

Baby Sitting • Elizabeth Clemons (16 yrs., has references) Home#753-5779 - 7967 Sunny Creek
•Chelsea Sims (15 yrs., has references) Home# 737-0082 - 8028 Sparkling Lake
•Laura Duncan Home# 755-7820 - 1667 Golden Fields

Music • Roxanne Murray Daws - violin and viola lessons, also, Contractor and a member of "The String Quartet of the South" performing at weddings, receptions, parties, etc. Home #756-4556 – 8010 Breezy Creek
• Laura Duncan—beginning piano— Home# 755-7820

RESIDENT BUSINESSES

- Roxanne Murray Daws—Mary Kay Consultant Home# 756-4556
- Howard (Pat) Oaks—Landscaping and lawn mowing Home# 755-2991 1563 Brierbrook
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CLUB HOUSE & POOL RENTAL RATES REDUCED—just a reminder

Just a reminder, our Clubhouse area rates have been reduced. ALSO, it is FREE to those who want to organize social or children's activities, like scouts. I want to emphasize, if your dues are NOT current, you will NOT be able to rent the facility at all—no exceptions.

Board member Kelly Richert is in charge of renting our facilities. Her home # 754-3258. The availability is on line at www.farmingtonmeadows.org.

Rental Fees:	4—6 hrs	\$30 Clubhouse & Pavilion, or Pool & Pavilion
		\$45 Clubhouse, Pavilion, & Pool
		\$75 Cleaning/Damage Deposit
	FREE	FMHA Board approved activities and groups

Deposit returned if the following are met: Post rental inspection okay, fees paid in full and keys returned.

**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**



BOARD ELECTIONS

Elections for the next two-year board term are here. Attached is a ballot for the four positions. Rick and Kelly are running again and we thank them for their continued service. Voting ends September 16th and the results will be posted in our September newsletter. You can vote in any of three ways:

A-Put the ballot in the mail to FMHA, P.O. Box 38226, Germantown, TN 38183-0826.

B-Drop it off at Bob Metz—1672 Rocky Hollow Rd. If we are not home just leave it behind the screen door.

C-Send Bob an email with your vote. Just list the name and a yes for whom you are voting.
Bob.metz@farmingtonmeadows.org

D-Bring it with you to the pool party, September 15th.

E-Call Bob at 757-1710 and just leave me a message for whom you wish to cast a vote.

To run for a board position, just write yourself in and vote for yourself, or contact Bob via telephone—work #759-0932, home# 757-1710, or email
bob.metz@farmingtonmeadows.org.



*This Meadowlark Newsletter Printed & Distributed
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**Kent & Tammy Anderson
Crye-Leike, Realtors**

6525 Quail Hollow Rd • Memphis, TN 38120
Office 901-756-8900 • Direct 901-861-9921
Web Page: www.kentanderson.net
Email: kent@kentanderson.net

YOUR NEIGHBORHOOD REALTORS

