



MEADOWLARK



Farmington Meadows Homeowners' Association

Online at www.FarmingtonMeadows.org September 2007

ANOTHER ALL ASSOCIATION MEETING—PLEASE ATTEND

At our last meeting we were unable to achieve a quorum. Thus, on Thursday, October 11th, at precisely 6:45pm, at the association clubhouse, we will convene another 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 in good standing only re allowed to vote. One vote per lot. The meeting will convene at exactly 6:45pm, and another secret vote will be taken immediately thereafter.

Following is the context of issue on which we are voting: "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

Bob & Pat Whiting, 1603 Brierbrook Road

I must admit, any one who had a green lawn in August deserved at least a piece of the YOM. Those few who did have the really green lawns paid the price and were rewarded with a huge water bill and a thank you card from the water department for their significant contribution to our local economy. We awarded Bob and Pat the \$100 gift certificate to Three Oaks Grill and our Yard of the Month sign. Bob was thankful for the free food and Pat said Three Oaks Grill would be quite a step up from the Waffle House where bob usually takes her for a night out on the town. (Just kidding). Who is our last one for the year—September?? Judging by our four judges will occur at the end of this month.



A FEW COMMENTS ABOUT THE DUES INCREASE

- I (Bob Metz) am personally opposed to the borrowing of money by this association for routine maintenance costs. Approximately, every 5 to 7 years, the association has to borrow money just to pay for routine maintenance. I am opposed to this practice.
- Prior to 2006, the last time the dues were increased was 20 years ago, to \$99. If we had raised dues annually enough to merely to keep up with inflation, about 3% per year over the last 20 years, our current dues rate would be \$173.
- In 2008 we will collect about \$45,000. As our financial reports indicate, we spend more than we take in over a 5 to 7 year period. The same will be true through 2010.
- In 2005 we borrowed \$75,400 at 6.5% interest and a monthly payment of \$1,017, with a balloon payment of about \$32,000 due in March of 2010. Part of this loan was used to pay off a prior loan. (Not a prudent financial move but necessary to obtain the loan.)
- If we eliminated every unnecessary expense, we would be short about 15 to 20 thousand dollars when the balloon payment is due.
- Upcoming expenses are the new street signs at approximately \$5,000, new clubhouse roof, air conditioner, parking lot resurfacing, clubhouse security, association area security, and pool and tennis court resurfacing in the 2015 to 2020 time frame. The pool and courts could run as high as \$75,000 to \$100,000 at that time.
- If the dues increase is passed, we will have the money to perform our routine maintenance, pay off the balloon payment and establish a reserve fund of approximately \$25,000 by the end of 2011 and put us in excellent financial condition going forward. If not, I personally believe we need to reduce our expenditures to a bare minimum and put as much money as is possible toward paying off the balloon payment.

MESSAGE FROM YOUR PRESIDENT

Security and Crime. I believe security and crime will become an ever-increasing issue for Farmington Meadows. In 2006, Germantown had 170 burglaries with only an 11% clearance rate—**very low**. I do not know what the total felonies in 2006 were, but I am sure they were well over 200. By comparison, in 1986 there were only 6 (six) felonies in ALL of Germantown. That is a 3,000 percent increase in 20 years, and I see it only getting worse. Unfortunately, we are close to an arterial road making it easy for criminals to get into our neighborhood and get out fast into mainstream traffic and get lost. If finances allow, your board will be looking into a variety of methods for security of our neighborhood and our clubhouse area. We welcome your ideas and suggestions and encourage your involvement. Just call or email me with your ideas. We need all the help we can get.

Bob Metz

YOUR VOTE ON THE INCREASE

A few people have already voted either in person at the meeting, or by assigned proxy. Frankly, I was disappointed at the turnout at our last meeting as I was hoping to have a good open discussion. We only had 19 non-board member residents attend.

Consequently, we have decided to have people vote by proxy vote which means you do not need to attend the meetings to be able to cast a vote.

Included in this newsletter is a proxy vote regarding the dues increase. There is an envelope included to make it easy for you to mail your vote. You can also give it to any board member. Your vote will be counted at the October 11th meeting, so be SURE to get it to us by October 10th if you do not plan to attend. Otherwise you can just bring it to the meeting at the clubhouse. Your help and trust is sincerely appreciated.

Bob Metz

CRIME AND SECURITY—BE ALERT!!

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 and the person left without incident. BUT—also had an actual break in late August. Fortunately, no one was home and no one was hurt. Neighborhood security, I fear, will become an ever increasingly important issue in the future. It is important we start now to better know our neighbors, our are and who belongs here and who does not. If you suspect any suspicious activity— **CALL THE POLICE!** It is much better to err on the side of caution rather than wish you had acted after a crime has occurred.

DON'T KNOW WHERE TO PUT IT SECTION

- **signmeup@farmingtomesteads.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. We have 47 residents signed up so far. Our goal is 208. Thanks for your help.
- **First FMHOA Email sent.** We sent out our first “E-Mail” notice on September 8th. Did you open yours?

SUMMER'S END POOL PARTY—SMASHING SUCCESS—KINDA

We had about 40 people show up for the free food and pool party. Not as good as June, but the lesson we learned here is that there are just too many things going on in September. So, perhaps we will do something different next year. Suggestions are welcome!!! Stay tuned for details on the ten o'clock news.

IF YOU DON'T KNOW WHO JEFF FOXWORTH IS, YOU MIGHT BE A NORTHERNER

You might be a redneck if :

- You think Sherlock Holmes is a housing project down in Biloxi.
- You think Taco Bell is the Mexican Phone Company.
- If you can burp and say your name at the same time.
- You carried a fishing pole into Sea World.
- The people on Jerry Springer's show remind you of your neighbors.
- You and your dog use the same tree.
- You think OJ trial was a Sunkist and Minutemaid tast test.
- You think fas food is hitting a possum at 65 mph.
- You have a rag for a gas cap.
- Fifth grade was the best six years of your life.
- You have spray painted your girlfriends name on an overpass.
- You dad walks you to school because you are both in the same grade.
- You have flowers planted in a bathroom fixture in your front yard.
- You think the Mountain Men in Deliverance were just “misunderstood”.
- You think the stock market has fence around it.
- You own a homemade fur coat.

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@midsough.rr.com

8037 Sparkling Lake Cove—Lot # 124

Doris Sojourner – Director - H – 755-8710

7912 Falling Leaf Cv—Lot # 61

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 Cv

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 Cv

•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– 1667 Golden Fields

RESIDENT BUSINESSES

• Roxanne Murray Daws—Mary Kay Consultant Home# 756-4556

• Howard (Pat) Oaks—Landscaping and lawn mowing Home# 755-2991 1563 Brierbrook



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



FOUR BOARD MEMBERS ELECTED

The September elections are over and we appreciate your vote and participation. Here are the results:

Kelly Richert— Re-elected as the Clubhouse Director.

Rick Wyckoff—Re-elected as the Vice President.

Tom Bartlett—Treasurer—(write in). A whole bunch of people must like the job Tom is doing because he received a lot of write-in votes so Tom agreed to serve for a second term. Thanks Tom.

Doris Sojourner—New Neighbor Director—(write in). Doris has volunteered to serve on the board and received 100% of the votes for this position. Thanks Doris. We appreciate your help and look forward to working with you.



**This Meadowlark Newsletter
Printed & Distributed
Compliments of...**

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YOUR NEIGHBORHOOD REALTORS