



Meadowlark



Farmington Meadows Homeowners' Association

Spring, 2010

Spring is Here!

I hope everyone is well and enjoying the our beautiful spring weather. We are getting ready for summer, repairs are being made to areas of the decking around the pool in preparation for summer opening. We did have a few pipes burst in the pool house and exterior bathrooms. We are looking forward to our pool opening party, it's always nice to catch up with neighbors we haven't seen in a while. We are also excited that the *Dive in Movies* will be back this summer.

Pool Opening & Party

We are planning for the pool to be open by Memorial Day weekend. Of course that is contingent upon everything being ready and passing our inspection and getting the all clear from the health department.

The pool opening party will be Sunday, June 6th with food from 1:00 pm to 3:00 pm and fun until ... We will provide food and drinks. We invite you to bring a dessert to share. I always enjoying seeing the yummy things that everyone brings!

Dive in Movies

Dive in Movies are back! The movie dates are on the following Fridays:

June 11

June 25

July 16

August 13

Movies start at dusk, bring your float and your family for a great time!

Watch for the movie titles in the next newsletter.

More Pool News

We need everyone's help to keep our pools safe and enjoyable. First lets keep our pool area neat and clean. This means no food or drinks in the pool. Please clean up after yourselves, including any food dropped on the ground around the tables. When you leave please close umbrellas.

But most importantly, lets keep our pool safe. Remember we do not have lifeguards, parents please monitor your children and make sure they are playing safely. Please ask older children to be careful of younger children in the pool, such as no jumping in next to/on top of smaller children.

Please stay off of the pool rope completely! Do not allow your children to sit or hang on the rope. The rope is required to stay in place, if it pulls out of the wall we will have to close the pool until it is repaired. The rope separates the shallow end from the deep end and is required for our pool to pass inspection. If the rope is not in place we are not in compliance with safety requirements.

New Directory

We are working on an updated neighborhood directory. If your information is incorrect in the current one, please let us know.

We need a new cover for the directory. We thought it would be fun for the children of the neighborhood to draw and submit their own drawings to use on the cover. If your child would like to submit a drawing for consideration, the picture should be 8 1/2 " by 5 1/2 ". (That's the size of the directory.) Please submit by June 5th. You can give it to any board member. We will have a voting/selection by neighbors in attendance at the pool opening party on June 6th.

Make your picture colorful and remember you cannot include any copy written materials. (That means no Pokémon, McDonalds, or Spiderman, etc.)

Association dues

You should have received your dues statement for the spring dues. These dues were due by March 31st. If you have not submitted your dues, please do so. All dues are needed to operate the facilities throughout the year. We have a number of homes with past due balances. Those members whose payments are delinquent will have their pool and tennis court card deactivated until payment is received. Dues thirty days past due face penalty charges and interest until payment is received. If you need to know your current balance, please contact Bill Kelley.

Again all dues are needed to meet the association's financial obligations. We are trying to collect on past due accounts. If you are having difficulty getting up to date on your dues, please contact us and we would be happy to work with you to set up a payment plan.

Financial Information

Current association financial reports are available on the association's website, www.farmingtonmeadows.org. We have reviewed and approved a budget for 2010. We have worked to minimize expenses and of course maximize income. You will see that there is a negative number at the bottom. We do have funds in savings to cover the difference for this year. We have approximately three years left on the mortgage. The goal is to get the mortgage paid off and then begin building an appropriate maintenance fund so that future borrowing for maintenance of the facilities will not be needed. The dues will increase slightly in the fall. If you have been in the neighborhood for longer than five years or so you will remember that the dues were \$99.00 twice a year for about twenty years. Of course nobody wants to pay more than we have to, but the association is currently in debt and we are working to put the association in a healthier position financially. The interest that we are paying on the mortgage could be better used for the benefit of the association.

Budget 2010

Ordinary income

Income

interest income/late fees \$145.12

Rental income

Clubhouse, pool & pavillion \$135.00

Clubhouse & pavillion \$210.00

Pool & pavillion \$230.00

Rental income \$575.00

Membership dues \$48,200.00

Total Income \$49,495.12

Expense

Administration

Bank service charge \$100.00

corporation taxes \$282.00

dues and subscriptions \$71.70

liability insurance \$2,190.90

liens \$60.00

office supplies \$310.82

printing and reproduction \$250.00

postage and delivery \$290.01

Total Administration \$3,555.43

Clubhouse/pavillion

pest control \$625.00

new durables (+3 yr life) \$500.00

repairs and maintenance \$900.00

supplies(9non-durable) \$175.00

parking lot repair \$600.00

clubhouse roof \$3,500.00

Total Clubhouse/Pavillion \$6,300.00

Grounds/Tennis Courts

lawn spray/ weed control \$545.00

landscaping/lawn care \$4,600.00

misc. \$500.00

Total Grounds/Tennis Courts \$5,645.00

Payroll

accounting \$1,320.00

payroll expenses \$3,680.69

payroll administration \$780.57

payroll taxes \$807.24

Total Payroll \$6,588.50

Pool

chemicals \$500.00

licenses and permits \$680.00

pool cards \$0.00

pool servicing \$5,283.48

pool supplies \$942.28

repairs and maintenance \$2,597.53

Total Pool \$10,003.29

Utilities

gas and electric \$4,467.18

telephone \$433.00

water \$1,100.00

Total Utilities \$6,000.18

Miscellaneous

social \$400.00

loan interest \$1,601.75

mortgage \$10,880.65

insurance \$2,997.00

uncategorized \$100.00

Total Miscellaneous \$15,979.40

Total Expense \$54,071.80

Total Income \$49,495.12

Net Ordinary Income -\$4,576.68

Welcome New Neighbors!

We would like to welcome the following neighbors to Farmington Meadows! We are so pleased that you are a part of our neighborhood and look forward to getting to know you!

Brian and Katie Pinson , 1603 Golden Fields

William and Amanda Beaman, 1592 Golden Fields

Tracy Lunsford and Naseera Lewis, 1629 Brierbrook

Yard of the Month

Our first yard of the month winners for April are Skip and Sherry Carnell at 1648 Golden Fields! Congratulations!

I know we are all enjoying our neighbors' beautiful yards.

Need new Secretary

We are in need of a new secretary on the board of directors. There are a few months left in this position before the fall elections. The bylaws allow the board to appoint a replacement if there are fewer than six months left on the position. If you are interested in completing the remaining few months on the board in the secretary's position we would love to have you! Please contact Kelly Richert at kichert@comcast.net if you are interested or have questions.

We are now on Facebook

How to Join?

Log into your Facebook Profile. If you don't have one, create a free Facebook Profile by going to www.facebook.com

In the search field, type "Farmington Meadows Homeowners Association".

Click on 'Request To Join'.

Once added, you will be able to read and post messages!

Need help setting up a profile/ Facebook page?

Your Neighborhood is here to help!

Ensure that you have a computer, an internet connection and your existing Email ID!

Call Huzefa Mamoola at 734 612 2260 to set up an appointment time. I will help you set up your profile and connect you to FMHA and your friends on Facebook! There is no charges for this; its your neighborhood helping you out!

What is Facebook?

It is a free online social networking tool which can connect you to your friends, relatives, neighbors, communities and businesses anywhere in the world!

Its an online 'portal' where you can share your thoughts and comments and read other's thoughts, comments and recommendations.

Facebook currently has more than 400 Million people online. For more information, see <http://www.facebook.com/press> and click on 'Statistics'.

All you need is a computer, an internet connection and your existing Email ID!

Clubhouse and pool rental

The clubhouse and pool are available for rental for a small fee. The rental fees are \$30.00 for the clubhouse and \$45.00 for the clubhouse plus pool access for your guests. So if you have a birthday party, baby shower, etc. think about having it at the clubhouse and save the mess at home. Call Sharon Day, 755-7890 for available dates. Also, just a reminder that the clubhouse is available free of charge to social activities that benefit our residents. So, if you want to start a local club or game group contact Sharon Day or Kelly Richert, 754-3258.

Crime

Fortunately the crime in our neighborhood is low. Of course we all want to keep it that way. A neighbor on Briarbrook has reported mail that was stolen from her mailbox, some gift cards were removed from a card. If you see any activity that seems suspicious to you; a car driving repeatedly up and down the street that you don't recognize, individuals that you don't know that concern you, please call the police, [754-7222](tel:754-7222). They would much rather come out to make sure that everything is okay than not be called! We need to look out for each other and our neighborhood.

I regularly receive email updates from Germantown regarding neighborhood news; from railroad crossing construction, to street closings, lost dogs, crime reports, etc. If you would like me to forward these on to you, please send your email address to: krichert@comcast.net.

Neighborhood Services

Babysitting: Kaitlin McFarland 752-4919 Thirteen years old, has taken babysitter training class which included CPR training.

Roxanne Murray Daws: Violin Instructor, 756-4556; Beginner thru Advanced; Ages 5 and up thru Adult; 25 years of teaching experience in the Memphis Area. ALSO: Contractor and Member of the "String Quartet of the South"- quartet is available for weddings, receptions, anniversary parties, etc.

Lawn mowing—Katie or Will Mealer, 239-5374.

Spend weekends with your family, not your yardwork!
Call Marty Fahr for your lawncare needs... 489-5018

Family Tree Tracing/Genealogy – Betty Lovelace, 7997 Sunny Creek Dr. 753-0557 – member D.A.R. and Ancestry.com. Interested? Call 8AM - 5PM.

If you offer a neighborhood service, such as tutoring, lawn mowing, babysitting, etc. that you would like to have printed in the newsletter contact Kelly Richert at 754-3258 or

krichert@comcast.net.
Meadowlark

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



Farmington Meadows Homeowners Association

2009-2010 Board of Director Contact List

Title	Member	Home	Email Address
President	Kelly Richert	754-3258	krichert@comcast.net
Vice President	Rick Wyckoff	756-4058	rpw75@yahoo.com
Secretary			
Treasurer	Bill Kelley	755-2199	wkelly11@comcast.net
Director at Large #1	Chuck Blaha	737-8497	cblaha@memphis.edu
Director at Large #2	Betty Lovelace	755-0557	m-lovelace@earthlink.net
Director at Large #3	Sharon Day	755-7890	busymom5@bellsouth.net
Director at Large #4	Jeff Madeksho	624-6403	jmadeksho@bellsouth.net



YOUR NEIGHBORHOOD REALTORS

This Meadowlark Newsletter Compliments of...

Kent & Tammy Anderson

Crye-Leike, Realtors

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Germantown, TN 38138

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Direct: 901-861-9921

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