

THE CREEK

Dear Neighbors,

My name is Peter Vaccaro and I am the newly elected President of the Bent Creek Homeowner's Association. A new board was elected at the November 2005 Homeowner's meeting. Since the election of the board members, some changes have occurred. One of the changes is that Diana Massey decided to resign her position as Treasurer. Karen Sum, previously elected to be the Secretary/Newsletter Editor, volunteered to take over the Treasurer's position, and Karen Stokes volunteered to take over the Secretary/Newsletter position. Thank you to both Karens for stepping up to fill in these board positions. I would like to say "Thank You" to Diana for her past years of service. At the November Homeowner's Meeting, I expressed some goals of the new Homeowner's Association Board. One of those goals was to increase the communication in the neighborhood by having quarterly Homeowners' meetings and newsletters. This newsletter is the first of four newsletters we will have throughout the year.

Please mark your calendar for **Thursday, February 2, 2006, 7:00 PM** for the first Homeowners' Association meeting of the year. We will meet in the **Aldrich gym**. We tentatively plan to schedule future meetings on the first Thursday of the month in June, September, and December, but will send notices of exact dates, times and locations in future newsletters. Please plan to attend this important meeting as the 2006 budget will be discussed along with other issues.

These past few months have been a learning experience for the new board. As detailed in the treasurer's note and to be more fully explained at the next meeting, our association has invested considerable funds toward landscaping and landscaping maintenance over the past three years. We have discovered the association needs to make some adjustments to correct our current financial situation. We have begun this process by getting competitive bids for lawn maintenance, sprinkler system, and legal representation. We have determined that we need to increase our annual dues by \$10.

The board is committed to still providing activities we have all grown to love such as the Fall Festival, Easter Egg Hunt, 4th of July Parade, and the May (10-13) Neighborhood Garage Sale but may need to cut back on a few of these items until we have a more sound financial situation. The Homeowner's Association voted at the last meeting to develop a new 2006 Homeowners Directory and a new Neighborhood Web Site (cost allowing).

It should be an exciting year and I look forward to seeing you at the Homeowner's meetings.

Sincerely,



Peter Vaccaro

Bent Creek Homeowners Association President

Enclosed is the Notice for the 2006 Homeowner's Association Dues. Please notice the homeowner's dues were raised from \$50.00 to \$60.00.

At the beginning of 2002, the association had approximately \$40,000.00 in both the checking and savings accounts. Due to the expenses incurred replacing a damaged fence along Blondo (cost approx. \$21,000.00), removing trees and improving landscaping at the Blondo and 156th Street entrance (cost approx. \$14,000.00+), and regular maintenance of the landscaping, our funds have decreased significantly. Current funds are less than \$2,200.00 and to help replenish our association funds the dues were increased to \$60.00.

Enclosed is an envelope to mail in your dues. At the BCHA (Bent Creek Homeowner's Association) meeting on February 2nd, the 2006 budget will be discussed. For your review, we will have expense and income statements from previous years. We would greatly encourage and appreciate your attendance at the meeting to help plan the future of our homeowner's association.

Sincerely,

Karen Sum
Treasurer
Bent Creek Homeowners Association

| <u>Year 2003</u> | | <u>Year 2004</u> | | <u>Year 2005</u> | |
|-----------------------------------|--------------------|-----------------------------------|--------------------|-----------------------------------|--------------------|
| <u>Income</u> | | <u>Income</u> | | <u>Income</u> | |
| Home Owners Dues | | Home Owners Dues | | Home Owners Dues | |
| 2003 Dues | \$14,448.25 | 2004 Dues | \$16,750.00 | 2005 Dues | \$17,250.00 |
| Uncollected Dues for 2003 | | Uncollected Dues for 2004 | | Uncollected Dues for 2005 | |
| | \$658.25 | | \$500.00 | | |
| Total Dues Collected | \$14,448.25 | Total Dues Collected | \$16,750.00 | Total Dues Collected | \$17,250.00 |
| Expenses | | Expenses | | Expenses | |
| MUD | <u>\$1,571.56</u> | MUD | <u>\$2,204.63</u> | MUD | <u>\$2,273.90</u> |
| OPPD | <u>\$425.57</u> | OPPD | <u>\$496.20</u> | OPPD | <u>\$327.09</u> |
| Landscaping | | Landscaping | | Landscaping | |
| Mulhails | \$8,563.37 | Dumpster | \$140.00 | Roberts | \$6,009.83 |
| Enfields | \$525.00 | Roberts | \$13,856.76 | Elite Landscaping | \$1,961.45 |
| Roberts | \$380.00 | Elite Landscaping | \$7,997.14 | Denny's Sprinkler | \$2,695.30 |
| Denny's Sprinklers | \$5,247.50 | Trees | \$379.00 | Misc (Mulch/Poop Boxes) | \$100.00 |
| S&W Fence | \$21,900.00 | Denny's Sprinkler | \$1,908.97 | | |
| Misc | <u>\$240.52</u> | Landscape Stones | \$200.00 | | |
| | | Misc (Mulch/Poop Boxes) | <u>\$385.00</u> | Total Landscaping | <u>\$10,766.58</u> |
| Total Landscaping | <u>\$38,858.39</u> | Total Landscaping | <u>\$24,866.87</u> | Community Activities | |
| Community Activities | | Community Activities | | Easter | |
| Signs | \$100.81 | Easter | \$86.36 | Fall Festival | \$929.66 |
| 4th of July | \$104.83 | Fall Festival | \$1,035.86 | | |
| Fall Festival | <u>\$946.79</u> | | | Total Community Activities | <u>\$929.66</u> |
| Total Community Activities | <u>\$1,152.43</u> | Total Community Activities | <u>\$1,122.22</u> | Printing | |
| Printing | | Printing | | OK Printing | \$822.33 |
| OK Printing | <u>\$907.96</u> | OK Printing | <u>\$2,513.81</u> | Total Expenses | <u>\$15,119.56</u> |
| Total Expenses | <u>\$40,913.91</u> | Total Expenses | <u>\$31,203.73</u> | Total Profit/(Loss) | \$2,130.44 |
| Total Profit/(Loss) | (\$26,465.66) | Total Profit/(Loss) | (\$14,453.73) | | |

Attention Volunteers!

Rose Johnson, chair of the landscaping committee, has some great opportunities for you “green thumbs” out there and is eager to meet you.

Karen Stokes is looking for some party enthusiasts to join in creating the social activities for the association.

Lisa Alvarez wants all you garage sale sellers to give her a call to get your home on the map for the May 10th-13th, 2006 garage sale as soon as possible.

In fact, we are looking for as many volunteers as we can get for our new committees! Give one of the committee chairs a call and join in the efforts to make Bent Creek a neighborhood we can be proud of. Or, if you have an idea for a new committee, come to the Feb. 2nd homeowner’s meeting and share your idea!

Board of Directors:

| | | |
|-----------------|--------------|----------|
| President: | Pete Vaccaro | 891-4818 |
| Vice-President: | Carl Sum | 445-9302 |
| Secretary: | Karen Stokes | 965-9401 |
| Treasurer: | Karen Sum | 445-9302 |

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|------------------|---------------|----------|
| Member at Large: | Larry Johnson | 496-3091 |
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Social Activities Committee:

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| Chair | Karen Stokes | 965-9401 |
| Member | Kari Bargstadt-Wilson | 491-3701 |

Landscaping Committee:

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| Chair | Rose Johnson | 498-9924 |
| Member | Lisa Alvarez | 498-2712 |
| Member | Robbie Rotschafer | 493-5162 |
| Member | Cindy & Steve Wengel | 431-9306 |

Garage Sale Committee:

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| Chair | Lisa Alvarez | 498-2712 |
| Member | Rose Johnson | 498-9924 |

Website Committee:

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| Chair | Bruce Hardy | 496-7119 |
| Member | Pete Vaccaro | 891-4818 |
| Member | Karen Sum | 445-9302 |
| Member | Kim Vaccaro | 891-4818 |

Directory Committee:

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|-------|----------|----------|
| Chair | Jan Roos | 493-7907 |
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|-------------------|--------------|----------|
| Newsletter Editor | Karen Stokes | 965-9401 |
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Architectural Committee:

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| Chair | Mark Sanford | 598-0442 |
| Member | Rich Welch | 496-0143 |