

# **TIMBERCREST** **Condominium Association**

## **2013** **Annual Report**

### **MISSION STATEMENT**

To provide superior common area maintenance services, governance, enforcement of condominium rules and regulation, and financial responsibility for the enrichment and the benefit of the Timbercrest community. Of particular emphasis are efforts to build a safe neighborhood rooted in mutual respect and to increase property values by creating a desirable and aesthetically attractive neighborhood.

**TIMBERCREST**  
**Condominium Association**

**March 20, 2013**  
**Jon Grant Community Center**  
**Farmington Hills, MI 48334**

**MEETING AGENDA**

- I. Introduction of Board
- II. Guest Speaker
- III. Officer Reports
- IV. Open Forum
- V. Nominations
- VI. Election of Board
- VII. Adjournment

P.O. Box 3039  
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# TIMBERCREST

## Condominium Association

### BOARD'S REPORT

2012 was a challenging year for Timbercrest subdivision. The board made valiant efforts to incorporate the efficiency of a management company into the friendly thriving community spirit we enjoy so much here in Timbercrest. While there were great strides made resolving issues associated with delinquent homeowner accounts, a reconcile could not be made between the spirit of the Board's intent administering the by-laws and the execution by the management company. Ultimately unable to reconcile those differences, the Board and the management company parted ways effective September 30, 2012. The Board has made great strides in establishing a process for working with delinquent homeowners, and while it was not perfectly executed with council from the management company we are on the right path to resolving several year old homeowner accounts. The Board has done some additional interview of potential new management company, but has decided to continue to refine the work, administration of the subdivision by-laws before entering another management agreement, if at all. In the interim, Quick Bookkeeper has been supporting the Board with financial issues on an as needed hourly basis.

A few highlights to note for 2012:

- **Continued upgrades to subdivision entrances**
- **A well attended and enjoyable Family Fun day**
- **We Love Your Lawn Awards**
- **Complete display of Neighborhood Holiday lights**
- **Increased collection on past due accounts receivables**

By now, we have set into motion many projects and processes that will enable the new Board members to hit the ground running. The challenges facing our community are likely to continue. Foreclosure and vacant property issues will continue to impact association cash receipts. Due to persistent efforts we have improved our total revenue position and have a balanced our budget this year.

The Budget presented to the community today uses some of the increased revenue; reduced contract services costs which has allowed us to lower the HOA Annual dues for 2013. While we are still experiencing increased cost or lighting, electrical and water, the adopted operating budget for 2013 is well within our existing and anticipated revenue for 2013. We want to continue to improve Timbercrest and maintain it as a premier community.

Thanks you for all your cooperation and have a great year.

Sincerely,  
Board of Directors

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# TIMBERCREST Condominium Association

## COMMUNITY CALENDAR

### December

December 2012                      Annual Dues Notices Sent

### January

January 15, 2013                      Subdivision Holiday Light Display Ends

January 31, 2013                      Violation notice begins for homeowners who have not removed holiday decoration

### February

March 19, 2013                      Last day for payment of annual dues in order to avoid late fees  
  
Contract reviewed and or finalized for landscape services (spring and fall cleanup, lawn cutting and fertilization, mulching, sprinkler system)

### March

March 20, 2013                      Annual Association Meeting

### April

April 15, 2013                      Annual Financial Report Due  
  
Landscape Services Begin

### May

May 1, 2013                      Spring Newsletter Publication Date  
  
Sprinkler System Activation

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# TIMBERCREST Condominium Association

Subdivision Walk through & Violation Courtesy Notices

May 8, 2013

Spring Clean-Up begins

## June

June 1, 2013

Summer Violation Notices Begin

June 20 – 23, 2013

Timbercrest Sub Division Yard Sale

June 2013

Community Social Event TBA

## July

July 20, 2013

Movie Night in The Park

We Love Your Lawn Awards Judging

## August

August 1, 2013

Summer Newsletter Publication Date

Family Fun Day in The Park

## October

October 31, 2013

Halloween in the Park

## November

November 1, 2013

Summer Violation Notices Ends, Winter Violation Notice Begins

November 28, 2013

Subdivision Holiday Light Display begins

## December

December 10, 2013

2014 Annual Dues Notice Mailed

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# TIMBERCREST Condominium Association

## January

January 2, 2014	2014 Annual Dues Payment Date
January 13, 2014	Subdivision Holiday Light Display Ends
January 31, 2014	Last Day to remove holiday decorations to avoid Violation notice

## February

February 1, 2014	2014 Dues Email Reminder / Winter Newsletter Publication Date
February 28, 2014	Last day for payment of annual dues in order to avoid late fees

## March

March 11, 2014	Annual Association Meeting
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