

## **State of the Association**

December 2006

Farmington Village At Schramm's Crossing Homeowner's Association

Dear Association Members

First off, on behalf of the entire Board of Directors, I would like to extend our warmest greetings to you and your families for the 2006 holiday season. The time has truly flown by this year. I would like to take this opportunity to recap what the Association has accomplished for our membership this year, and to briefly give you an overview of what the Board's plans are for the upcoming year. Much of the credit for our success this year in completing various projects, need to go to Marlyn Landin and Pam Pulley whose terms of office on Board of Directors expired in May. Since taking office as President of the Association in May, my goal has been to try and continue to improve the return on what you get from your monthly association dues. Here is what was accomplished this year:

### The Pool and Clubhouse

- A new pool pavilion was designed and constructed to provide an additional seating area for our membership to enjoy our outstanding pool facilities. In addition, four barbeque pits were built to allow those who desired to, to bring and cook dinner by the pool. We continue to receive comments from guests from other communities on what a beautiful facility we have here at Farmington.

- Under the direction of Ken Degruchy, the Farmington Village swim team had a record number of participants this year. All the team members and volunteer coaches had a great time and look forward to another rewarding season next year.

- A new alarm system was installed, replacing the failing original one. The new one also contains a fire/smoke detection system which the old system did not have.

- The semi-annual "Dumpster Days" this Board started has been met with great success. We plan on continuing to provide the Community this service coincident with the Spring and Fall Clean-up and Community Yard Sale.

### Outdoor Lighting

- When the outdoor lighting at the Community entrances and flagpole area were first installed, consideration was not given to the equipment used if the ground became totally saturated. Thus, money was spent annually to replace very expensive ground lighting fixtures as their transformers were continually malfunctioning. In the Spring, the Board decided to replace all the ground lighting with above-ground fixtures, and as to date we have not had any that have failed. In the long term, this will save the Association valuable funds. In addition to having more efficient lights, the new light pattern actually provides a nicer effect than what was previously there.

### Landscaping

- Our landscaping maintenance company (Jams), which came on board at the beginning of the year, has done and continues to do an outstanding job at maintaining our vast Community grounds. Because of their continued dedication to our Community, we have signed a continuance of service contract with them for the next two years. As such, we will be saving Association resources, as we have locked in rates for that entire period. This year, the hill separating Rt. 100 from the Community received a well needed treatment as did various other overgrown areas of the Community. Tree replacement

continues to occur, albeit as an expensive activity. We continue to see incidences of unknown vehicles snapping off various trees that ring the Community. We will continue to replace trees that have met their untimely removal, but we would ask all members to please watch out for these assets. Visitors continually remark at the beauty of our Community, but as an Association we cannot to continually afford to replace this beauty that normally has a longer lasting lifetime.

#### Committees

- The Recreation Committee received a number of volunteers over the Summer, and as such the Board was able to reform this needed function and provide the necessary funding, allowing the committee to continue planning their very successful events. They have planned some great events this year such as the end of year pool party, movie night, the Halloween Costume party, the Fourth of July festival, and are currently working on some fun December events. If you have a desire to help out, even for a single event, please do not hesitate in contacting the Board to ask how you can help.

#### Newsletter/Website

- With the help of Michael Bond and Jamie Colomb, the Farmington Village newsletter is rolling off the presses again. Our intent is to have a bi-monthly letter out to the Membership, updating you on the happenings in the Community. Michael has also taken on the responsibility of being the new Webmaster of the Community Web Site. He has put in a lot of time and effort in rebuilding and updating the site. If you would like to assist Michael, please contact him.

#### Documents

- Due to an oversight in the authoring of the original Association's Covenants, the Board of Directors disbanded the Architectural Review Committee to allow reconstruction and Association approval of corrected language describing the duties and responsibilities of the ARC. The Board has, under the direction of John Richter, continued in the duties of the ARC for the membership. The Board has also implemented changes to the HOA Guidelines that now allow vinyl fencing, new choices of colors and/or materials for a home's exterior lighting, and changed the language allowing townhomes to have larger storage sheds. I am re-authoring language that the Board would like to see implemented in the Covenants to properly describe ARC responsibilities and to allow the Board to reconstitute the ARC as a free standing committee. Attached is the sample language that we are proposing. The Board will be holding a special meeting in early 2007 to allow comment by the membership concerning the proposed language. As a reminder, in order to implement the agreed upon changes, the Covenants stipulate that we need 2/3 of the entire membership to affirm them. There are currently 450 homes in the Farmington Village HOA. Please take some time to look at the proposal and come to the special meeting to air your feelings on the issues presented.

- Attached is the 2007 budget that has been approved for the coming year for your review. Questions concerning specific line items can be addressed to Melissa Sewell.

#### 2007

Outside of implementing the proposed Covenant changes, the Board is considering a number of projects for 2007. Our first task will be the resurfacing of the club house bathrooms, guard shack, and pool entry floors with a more durable non-slip

surface to prevent any further slips and falls from occurring. While tile looks nice, it is not a safe surface for wet feet. This construction is scheduled for this winter. At the request of the Board, Jams Landscaping has submitted several proposals to improve the presentation of the Community at the entrances, and in the pool/club house areas. The fencing along the Catherine Avenue entrance will be cleaned and repainted this Spring, as well as the fencing around the old cemetery. We are accepting bids for replacing those fencing areas with vinyl as the continued maintenance is becoming more costly. The fencing around the two holding ponds is actually Anne Arundel County property and thus we cannot replace it. However we have received permission to repaint those surfaces and are seeking bids to do so. A New Events bulletin board will be installed within the next few months at the clubhouse to allow the Membership to look, at a glance, the Community's upcoming events.

Other than the daily operations items that Melissa Sewell, our great property manager handles, this sums up what has been happening in your Association over the past year. We always look forward to Community participation in our monthly Board of Directors meetings, and invite the membership to attend. If you have any concerns or questions, please do not hesitate to contact Melissa at American Community Management or the Board of Directors. On behalf of the Farmington Village Board of Directors, thank you and we look forward to seeing you at the Special Meeting for the proposed changes to the Covenants planned for late winter 2007.

Todd Lounsbury  
President  
Farmington Village at Schramm's Crossing Board of Directors