

DEERWOOD COUNTRY CLUB CARRIAGE HOMES FALL NEWSLETTER

WWW.DEERWOODCARRIAGEHOMES.ORG

INSIDE THIS ISSUE:

COMMUNITY UPDATE	1
NEXT HOA MEETING	
CHANGES FOR 2008	2
WORD ABOUT LANDSCAPING	
LANDSCAPE/SNOW REMOVAL CONTRACT	3
ELECTION PROCESS	
ANNUAL ELECTION MEETING	4
2008 BUDGET INFO	
WEBSITE INFO	
INTER REMINDER	

COMMUNITY UPDATE:

Changes for 2008 announced at October HOA meeting

As of January 1st 2008, the property management company change

The Board of Trustees recently voted to change the property management company to Community Management Services Group (CMSG) an independently run subsidiary of Orleans Builders.

Target Property Management Company has been the management company since the beginning of Deerwood Carriage Homes. They have done a good job over the years, but the Board of trustees believes that in order to continue to move the Community forward it is time for a change.

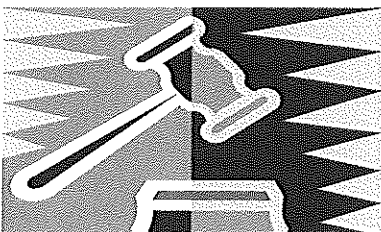
Target saw us through the transition phase, from Builder Managed to Homeowner Association independent. While there have been a few bumps along the way, for the most part Target has done a good job and we would like to thank Carri Alper and her staff.

We especially want to thank Katy McGinnis who has been our property management representative over the past year. Katy has been attentive to the Communities needs and has made every effort to provide prompt attention to correspondence, community requests, and the maintenance needs of our community. **Thank You, Katy.**

The Board is confident that CMSG will give the Community an added dimension in continuity and service. We will be giving you more information as January 1st grows near. We expect a seamless transition. We understand that payment coupons will be available for the start of 2008. Direct bank pay will be arranged as an option for our convenience as well. More info will be sent prior to December 1st.

**Next HOA Meeting
Will Be
January 10, 2008
AT
7:30 PM**

We look forward to seeing you there!!!





A WORD ABOUT LANDSCAPING:

If you are planning to add plants, trees or shrubs outside of the footprint or according to requirements already laid out, you must submit a plan to the Landscape Committee.

Arborvitae plants can be no taller than 7 feet without Board approval and must not be planted closer than 6 feet from the home. The Landscape Committee will not allow more than three "Arborvitae" planted on a site.

You can find the required documents on the website www.deerwoodcarriagehomes.org. If you do not, you run the risk of having to remove any plants, etc. that do not meet the requirements.

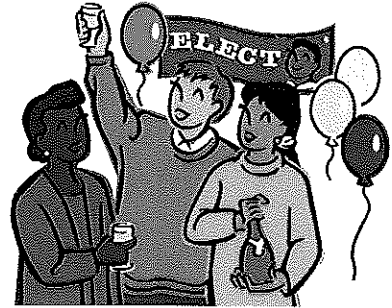
Landscaping and snow removal contract changes

The Board of trustees reviewed the bids and references of 5 landscaping companies. After interviews were conducted, Lindys Landscaping was chosen to maintain the beauty of our community. They will also be doing snow and ice removal. The Snow contract begins November 1, 2007. The landscaping contract will begin in the spring. They come highly recommended by other large town home communities who have consistently used their services over the years. Lindys does not sub-contract *any* of their services which is a big advantage in the responsibility of services provided.



It's time once again for elections

Be a part of the solution; run for office.

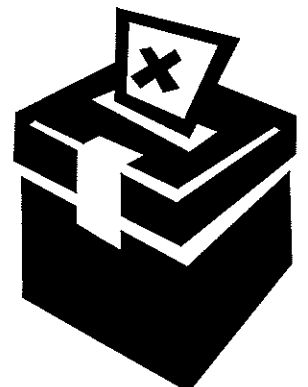
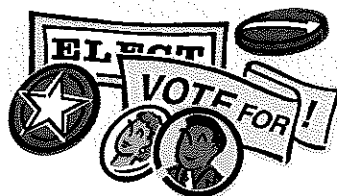
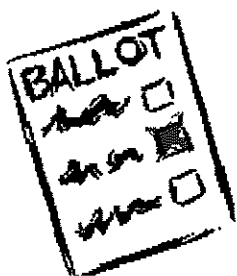


The election process for the Board of Trustees of the Homeowners Association is governed by the bylaws and covenants of the community. Any member in good standing may fill out a biographical nomination form to run for a seat on the Board.

Each seat has a specific term, when that term is up for election the person holding that seat may apply to run for re-election by filling out a biographical nomination form and returning it to the management company by the deadline.

Each term is two years which allows the board to have some continuity in having at least two to three members who have been on the Board for the past year when new members take their seats. This provides an opportunity for orientation to the process of sitting on a HOA board to the new members.

There are 3 seats up for election on the Board of Trustees in January. The election will be held at the HOA meeting January 10, 2008. This is the time to become more active in the Community. Nominate yourself or someone else to run for a seat on the Board of Trustees. Forms are available with this mailing. Don't just talk about what you think the needs of the Community are; affect change, run for the Board of Trustees. This is your community.



The HOA meeting provided the format for presentation of the 2008 budget. The budget was reviewed in depth with an opportunity for homeowners to ask questions and get answers pertaining to the need for increasing the monthly maintenance fee from 125.00 per month to 138.00.

The HOA incurred several unexpected expenses over the past year as well. Because the laws that govern HOA's in the state demand that we have a balanced budget at year's end the Board agonized over the reality of having to assess each homeowner \$250.00 to be paid by December 1st. Checks should be made payable to Deerwood Carriage Homes and mailed directly to Target.

The assessment will cover the unexpected replacement of diseased lawn on some homeowners' property

Aeration and seeding necessary from continued lawn maintenance

Irrigation water billing and meter difficulties that was not reported to Beazer

Unexpected repairs to rotted wood on door frames on some homes during the painting project

Avoid using Capital Reserve Fund to balance budget

The Board regrets any inconvenience this may cause. It was not an easy decision, but one that was made with careful consideration.

A copy of the 2008 Budget can be found on the Deerwood website at Deerwoodcarriagehomes.org

Remember the Web-site

Deerwoodcarriagehomes.org is your official information source for the HOA. Everything you need to know is posted on the website. Take time to look. You can:

Contact the members of the Board of Trustees

Find minutes of the HOA meetings

Find announcements and information regarding community activities



Winter is coming:

When the streets are snow covered, remember there is a township ordinance.

No cars are to be parked on the street in order to allow the snow plows to do their job.

The Board of Trustees wishes all a happy and safe Holiday Season