

THE COURTS REPORT

NEWSLETTER FOR THE COURTS OF FOUR SEASONS

April 2009

Your Board of Directors...

We apologize for taking so long to get this newsletter out. It was started 3 months ago, but things have been changing so much we kept putting it on hold. We would like to take this opportunity to update you on the composition of the Board of Directors as a result of the elections in October. Not much changed--Rick Bosley and Cindy Caporale were re-elected; Carl Letwinsky was newly elected and joined established members Bob Miller and Don Hager to round out the Board. The Board members elected Rick Bosley, President; Don Hager, Vice-President; Bob Miller, Treasurer; Cindy Caporale, Secretary; and Carl Letwinsky, Member-at-large.

The Board has been busy over the last several months getting our web site operational, preparing a new budget, and evaluating the Bader Management Co. contract.

*******General Membership Meeting*******

*****April 21st at Four Seasons Elementary School 7:30-8:45 P.M.*****

Please plan to attend the next General Membership Meeting to discuss the budget, annual walk-thru inspection, and get answers to any questions you might have.

Our Web Site...

The Community now has its very own web site: www.cofshoa.org. We plan to keep it simple, easy to use, and informative. Currently the web site contains a list of Board of Directors members, Architectural and Environmental Control Committee (AECC) members, and Maintenance committee members. The documentation page currently allows you access to the AECC guidelines, the exterior alteration application, Courts of Four Seasons (COFS) By-laws, Declaration of Covenants, Conditions and Restrictions for the COFS, the proxy form and the community directory information form. In the future, meeting minutes, newsletters, upcoming news, and community events will also be posted. Hopefully everyone will find the web site handy and its information useful. Any suggestions to improve the web site to better serve the community are welcome.

There are three e-mail addresses you can use to contact the Board and Committee members. Use board@cofshoa.org to contact all Board members, president@cofshoa.org to contact just the President of the Board, and aecc@cofshoa.org to contact the Chair of the AEC Committee and the Board. These will be permanent e-mail addresses that you can use no matter who is serving on the Board or Committees.

The Bader Management Company vs. Self-Management

The Board also spent considerable time evaluating its relationship with Bader and alternative options. Those options included: continuing to use Bader's services with little or no change, using only its financial or architectural services, or not renewing the contract at all and handling everything in-house. The AEC Committee was revived last year and, at the Board's request, reviewed and revised the AEC guidelines and assisted Bader with the yearly inspection and follow-up violation notices. The Board feels the Committee is ready to take over total responsibility of the AEC regulations as outlined in our By-laws and guidelines. The Maintenance Committee (currently only two people), has been doing a good job handling the landscaping and maintenance contracts for maintaining the common areas and entrance walls and flower beds. The Board found a company that leases the same software that is currently used by Bader to maintain our financials. Each year the cost of using Bader increases by 5%, which in turn means we have to increase the annual assessments by 5%. So, for the above mentioned reasons the Board has decided not to renew the contract with Bader which ended on March 31, 2009.

The Architectural and Environmental Control Committee...

Spring Walk-Thru Inspection...

The AECC will be conducting the Spring inspection during the last two weeks in April. Violation notices and friendly reminder notices will go out in early May. If you receive one of these notices the most important thing to do is open up a line of communication with the AECC. You have 30 days to respond to the notices – that means notifying the Committee that the violation has been corrected so a re-inspection can be done; if the correction will take longer than 30 days notifying the Committee when the repairs are expected to be done; or if you disagree with the Committee’s assessment, ask for a meeting to discuss matters. You can use the aecc@cofshoa.org to contact the Committee Chair.

Exterior Improvements...

Most improvements or changes to the outside of our homes need to be approved by the AECC. This includes, but is not limited to: decks, fences, patios, walkways, replacement siding, doors, etc. If you have any questions review the AECC guidelines that are now on-line at our web site, www.cofshoa.org . You can download the exterior alteration application and e-mail it along with plans, pictures, or sketches of your project. Of course you can still hand carry it to one of the committee members or mail it to Courts of Four Seasons HOA, P.O. Box 565, Gambrills, MD 21054, Attn: AECC.

2009-2010 Proposed Budget...

Please review the proposed budget included in this newsletter. The major difference between this year and last year is that the cost of the management company contract is gone. We have increased our line item expenses because we will be handling the mailings, postage, maintaining the web site, and leasing the financial software. However, we are happy to announce that we are able to lower your yearly assessment cost. Last year’s fees were \$169 and this year they will be \$140. Assessment notices will be mailed out toward the end of May, with a due date of June 30, 2009.

COMMUNITY YARD SALE: Saturday, May 2nd, 7:30 a.m. – 1:00 p.m.
Rain date is Sunday May 3rd, same times. We will advertise in the local Penny Saver and other publications, as well as post signs in the immediate area.

Four Seasons Security Patrol

The Four Seasons Security Patrol has been in continuous operation since 1977, beginning in the original Four Seasons, then expanding into the Courts of Four Seasons and Four Seasons Estates as they came into existence.

It is a volunteer program, based on the dual premise that citizens’ eyes and ears patrolling the community and the visibility of patrol units in the neighborhood can be a deterrent to crime. We have no police authority, but patrol as private citizens. Over the years, it has been effective in keeping this a low-crime community.

Like all community organizations, the Patrol is in need of volunteers. Members patrol as part of a team, 2 to 3 hours during the late evening, every 2 weeks. The Patrol is also looking for daytime volunteers to patrol on a random schedule. It provides all training and equipment. All it needs from members is some of their time to keep the community safe.

If you can provide some of your time, please contact Dave Daughters at 410-672-5703 or dldaugh@aol.com.

Your time can make a difference.

Courts of Four Seasons HOA
Proposed Budget based upon
183 Homes @ \$140.00 Annually
July 1, 2009 - June 30, 2010

Courts Of Four Seasons HOA		2008-2009	2008-2009	2008-2009	2008-2009	2009-2010
		Budget	Estimated YTD	Projected	Est YTD	Proposed
		\$169.00	3/31/2009	4/1 to 6/30	6/30/2009	Budget
			\$169.00/lot	\$169.00/lot	\$169.00/lot	\$140.00/lot
INCOME						
6310	Assessment Income	\$ 30,927.00	\$ 30,927.00		\$ 30,927.00	\$ 25,620.00
6340	Late Fee Income	\$ 250.00	\$ 280.00		\$ 280.00	\$ 20.00
6355	Lien Costs Income	\$ 350.00			\$ -	\$ -
6910	Interest Income	\$ 40.00	\$ 137.18	\$ 25.00	\$ 162.18	\$ 153.00
6911	Reserve Interest Contribution	\$ (40.00)				
6998	Emergency Reserves	\$ (2,000.00)		\$ (2,000.00)	\$ (2,000.00)	\$ (3,000.00)
6999	Reserve Contributions	\$ (1,000.00)		\$ (1,000.00)	\$ (1,000.00)	\$ (2,000.00)
TOTAL INCOME		\$ 28,527.00	\$ 31,344.18	\$ (2,975.00)	\$ 28,369.18	\$ 20,793.00
EXPENSES/Administrative						
7010	Management	\$ 10,710.00	\$ 7,905.00		\$ 7,905.00	
7020	Accounting Fees					
	Accounting S/W			\$ 225.00	\$ 225.00	\$ 900.00
7140	Audit Fees	\$ 1,000.00		\$ 600.00	\$ 600.00	\$ 1,000.00
7160	Legal Fees	\$ 1,300.00		\$ 600.00	\$ 600.00	\$ 1,300.00
7165	Lien Costs	\$ 350.00	\$ 43.50	\$ 400.00	\$ 443.50	\$ 350.00
7250	Bank Chrg					
7260	Postage & Mail	\$ 500.00	\$ 219.06	\$ 400.00	\$ 619.06	\$ 750.00
7280	Insurance	\$ 1,051.00	\$ 525.50	\$ 525.50	\$ 1,051.00	\$ 1,200.00
7400	Printing & Reproduction	\$ 700.00	\$ 484.02	\$ 400.00	\$ 884.02	\$ 900.00
	Website Exp		\$ 165.00		\$ 165.00	\$ 225.00
7880	Resident Agent	\$ -				\$ 150.00
7890	Misc. Gen. Admin. Expenses	\$ 600.00	\$ 18.79		\$ 18.79	\$ 600.00
7910	Social Committee	\$ 200.00				\$ 200.00
TOTAL ADMIN. EXPENSES		\$ 16,411.00	\$ 9,360.87	\$ 3,150.50	\$ 12,511.37	\$ 7,575.00
EXPENSES/Contract Service						
8910	Electricity	\$ 700.00	\$ 623.43	\$ 350.00	\$ 973.43	\$ 1,000.00
9110	Gen Maint&Repair				\$ -	\$ 300.00
9610	Lawn Maintenance	\$ 10,968.00	\$ 8,873.00	\$ 2,742.00	\$ 11,615.00	\$ 11,400.00
9615	Landscape R & M	\$ 448.00			\$ -	\$ 518.00
TOTAL CONTRACT SERVICE		\$ 12,116.00	\$ 9,496.43	\$ 3,092.00	\$ 12,588.43	\$ 13,218.00
TOTAL EXPENSES		\$ 28,527.00	\$ 18,857.30	\$ 6,242.50	\$ 25,099.80	\$ 20,793.00
NET INCOME/(LOSS)		\$ -	\$ 12,486.88	\$ (9,217.50)	\$ 3,269.38	\$ -

Courts of Four Seasons Homeowners' Association
P.O. BOX 565
Gambrills, MD 21054

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GENERAL MEMBERSHIP MEETING April 21, 2009
Four Seasons Elementary School Cafeteria 7:30- 8:45 P.M.

VISIT OUR *NEW* WEB SITE AT WWW.COFSHOA.ORG

Annual Spring walk-thru inspection last two weeks of April

2009-2010 Proposed Budget

Community Yard Sale - Saturday, May 2nd 7:30 a.m. -1:00 p.m.