

Special points of interest:

- B.O.D. Meeting Minutes
- Manager's Report
- Reminders & Ads
- Monthly Calendar

THE CLARION

President's Message

January 2010

Trash Pros has changed their collection day for driveway pickups from Tuesday to Monday effective with the first Monday of 2010 (January 4). Our current system has them on the property 4 days each week. Under the new system, they will now be here on Monday to collect driveway pickups as well as emptying dumpsters. They will keep the same dumpster schedule of Monday, Wednesday, and Friday. **Homeowners with driveway pickup must have their trash and recycle bins at the curb no later than 7:00 A.M. Both the recycle truck and the trash truck start promptly at 7:00 A.M.**

The Treasurer's Report on the front page of the December Clarion gave our homeowners a thorough and honest explanation for the 3% annual assessment increase for 2010. This Association cannot delay the roof loan payback. Our budget planning each year tries to forecast our future needs and also to predict our annual income.

We plan the budget based on 100% payment of dues. How do we compensate for a shortfall? We take averages from past history; we apply a deficit number and watch our income versus expenses daily. We are a not for profit corporation. The Association's income is your dues payments. So you understand the priority we place on dues collection.

There is a collection policy. This policy applies to all homeowners and absolutely no exceptions are allowed. 30 days late, you will receive a reminder postcard. 60 days late, you will receive notice that a lien with accelerated dues will be placed on the property if payment is not received in 10 days. 90 days late, your account is given to our collection attorney and any legal fees incurred become part of the lien amount. When an account is given to the attorney, all state and federal collections laws will apply. Your account debt is then handled by the attorney; not by the staff or the Board of Directors.

To date, this Association has 12 foreclosed properties. Of these 12 properties, 4 are in bankruptcy. 6 of the foreclosed properties are vacant. Most mortgage companies are not in the real estate business and tend to neglect the vacated properties. The Association works to keep these properties presentable. Staff has been cutting weeds in back yards, repairing fences, and doing general inspections. If you notice anything unusual about any of these properties, please contact the office. We certainly don't want our property values lowered and need to keep a vigilant eye.

I've noticed some garage doors that are open during the day. Be sure to close them during these cold, freezing temperature days. Your water pipes could freeze.

Jim Shields, President

**STARTING MONDAY
JANUARY 4, 2010
NEW DRIVEWAY PICKUP DAY
WILL BE MONDAY**



Meeting Minutes

FOUR COLONIES HOMES ASSOCIATION REGULAR BOARD MEETING MINUTES

December 21, 2009

Jim Shields	President
Alice Bennett	Vice-President
Dawn Harmon	Secretary
John Karpinski	Treasurer
Ann Arnott	
Bill Brooks	
B. J. Confer	
Larry Crosley	
Jim Lindsey	
Becky Powell	General Manager
Absent: None	

The Homeowner's Forum started at 5:45 p.m. There were no homeowners present.

President Jim Shields called the Regular Board Meeting of December 21, 2009 to order at 6:00 p.m. A quorum was present.

Ms. Arnott made the motion to accept November 16, 2009, Regular Board Meeting minutes as written. Mr. Karpinski seconded and the motion passed. **(Vote #1)**

COMMITTEE REPORTS:

Finance- The Board received copies of the financial reports. Mr. Karpinski stated the roof loan balance is \$1,461,051.43. Discussion followed.

Grounds- Mr. Lindsey reported the fall cleanup is finished.

Common Area Facilities - There was no report.

Architectural Control - There was no report.

Paint Report - There was no report.

Communications- There was no report.

Manager's Report - Ms. Powell read her report. Discussion followed.

Old Business- There was no old business.

New Business- The Board received copies of a bid from Arbor Masters Tree & Landscape for fertilization and fungicide/ insecticide application. Discussion followed. Mr. Lindsey made the motion to accept Arbor Masters

Tree & Landscape bid in the amount of \$8,651.00 for fertilization and fungicide/ insecticide application. The motion passed. **(Vote #2)**

Mr. Karpinski reported on the advantages of making an extra year-end principal payment on the roof loan. Discussion followed. Mr. Karpinski made the motion to make an extra principal payment in 2009 in the amount of \$10,000.00. Ms. Arnott seconded. The motion passed. **(Vote #3)**

Ms. Harmon made the motion to adjourn, seconded by Ms. Confer. The meeting adjourned at 6:30 p.m.

Respectfully Submitted By:

Dawn Harmon, Secretary

Approved On

Board Member	1	2	3	4	5	6	7	8	9	10
Arnott, Ann	Y	Y	Y							
Bennett, Alice	Y	Y	Y							
Brooks, Bill	Y	Y	Y							
Confer, B. J.	Y	Y	Y							
Crosley, Larry	-	-	-							
Harmon, Dawn	Y	Y	Y							
Karpinski, John	Y	Y	Y							
Lindsey, Jim	Y	Y	Y							
Shields, Jim										

A = Abstain Y = Yes N = No
BOARD OF DIRECTORS VOTING RECORD
FOR THE December 21, 2009 MEETING

MANAGER'S REPORT

During the homeowner's forum at the November board of directors meeting, two topics of concern were presented that I would like to address:

Expenses for office supplies

As I researched the items expensed to this budget line item, I realized the cause for the concern expressed by one observant homeowner. Under this general ledger account number, we include all expenses for clubhouse cleaning and clubhouse paper supplies such as toilet paper, hand towels, hand soap, trash bags, mops, brooms, etc. Routine supplies actually used in the office such as copy paper, paper clips, Scotch tape, binders, filing boxes, etc. are also expensed to this account. I also expensed \$670.26 for 3 four drawer filing cabinets to this account. We also charge coffee for the staff and visitors to this account number. Next year, I will add an account number exclusively for clubhouse supplies.

The expense for rotation of mums, bulbs and annuals planted at the 81st street entrance

The annuals are planted in the late spring. The mums are planted in the fall. We use a cheaper annual mum. The mums are replaced after they have faded with tulip bulbs which will bloom in the early spring. This procedure was added to the lawn maintenance contract in 2006 when several homeowners wanted to see color at the main entrances. Being as this is a contracted procedure, we are working with the contractor to possibly plant a perennial in the fall of 2010 which will end the mums, bulbs, annuals cycle.

Our maintenance staff has been busy removing dead pine trees and dead crab apple trees. This is a huge job as the only economical way to dispose of the limbs and trunks is to cut the wood into small pieces that will fit in our dumpsters. We have removed 2 trees this month and have plans to remove 2 more when the weather improves.

Harold and Alan did get the opportunity to plow snow this month. We have been discussing our plowing techniques and hope to be able to do a better job of plowing this year. There is an art to plowing. I have talked to a professional commercial snowplower who was happy to share his advice.

Harold attended his Johnson County Contractors class in November. This is a requirement for license renewal. His class this year was "Building Planning and Construction".

All homeowners have been notified by mail of their assessment amounts for 2010. Included in this mailing was a copy of the 2010 budget.

Four Colonies Homes Association
 Balance Sheet
 As of 11/30/09

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
10100	Petty Cash	500.00			500.00
10200	National BK of KC Operating CH	195,303.35			195,303.35
10204	Nat'l BK of KC Operating M M	242,211.39			242,211.39
12000	Unit Dues Receivable	52,109.44			52,109.44
12400	Allowance for Delinquent Dues	(14,000.00)			(14,000.00)
12800	Prepaid Insurance	6,322.36			6,322.36
12825	Prepaid Income taxes	2,118.00			2,118.00
15260	Citizen Bank Major Improvement		59,806.26		59,806.26
17100	Improvements			1,308,853.87	1,308,853.87
17200	Clubhouse			438,600.00	438,600.00
17300	Clubhouse Improvements			80,797.66	80,797.66
17400	Trucks/Equipment			65,397.00	65,397.00
17500	Furniture/Appliances			25,827.83	25,827.83
17600	Pool			288,632.05	288,632.05
17700	Computers			13,034.98	13,034.98
17800	Land			913,175.69	913,175.69
18100	Accum Depreciation			(1,165,168.00)	(1,165,168.00)
	TOTAL ASSETS	484,564.54	59,806.26	1,969,151.08	2,513,521.88
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
20510	Accrued Income Tax	1,412.00			1,412.00
21285	Accounts Payable Roof Loan	1,500,000.00			1,500,000.00
22250	Prepaid Homeowner Dues	19,739.20			19,739.20
22300	Clubhouse Deposits	2,100.00			2,100.00
	Subtotal Current Liab.	1,523,251.20	.00	.00	1,523,251.20
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
26500	Designated Capital	1,045,300.28			1,045,300.28
27500	Additional Pd - In Capital	477,953.04			477,953.04
28000	Retained Earnings-prior years	(17,488.41)			(17,488.41)
	Current Year Net Income/(Loss)	(515,494.23)	.00	.00	(515,494.23)
	Subtotal Equity	990,270.68	.00	.00	990,270.68
	TOTAL LIABILITIES & EQUITY	2,513,521.88	.00	.00	2,513,521.88

Four Colonies Homes Association
Income/Expense Statement
Period: 11/01/09 to 11/30/09

Description	Current Actual	Year-To-Date Actual
INCOME:		
33000 Administrative & Common Area	71,884.86	832,356.57
33010 Reserves - Roof Replacement	24,426.24	268,688.64
33020 Roof Repair	833.33	9,166.63
33031 Gutter Repair	1,000.00	11,000.00
33040 Paint - Homes	16,666.67	183,333.37
33050 Paint/Roof - Garage	299.58	3,295.38
33060 Paint/Roof - Carport	606.75	6,674.25
33070 Light Credit	(591.75)	(6,509.25)
34000 Clubhouse Rentals	825.00	5,650.00
34010 Clarion	465.00	5,195.00
34020 Interest-Regular	236.78	3,470.55
34022 Major Improvements Interest	.00	781.09
34023 Restricted Interest - Streets	.00	579.44
34030 Misc. Other	13.00	4,950.94
34040 Misc. Owner Income	.00	15.00
34045 Income Detex Cards	.00	870.00
34050 Collection Income	(50.00)	600.00
Subtotal Income	116,615.46	1,330,117.61
EXPENSES		
General & Administrative		
50010 Roof Loan Payment	17,450.86	98,274.44
50011 Payroll	16,994.72	182,988.13
50021 Accounting Fees	79.95	879.45
50031 Annual Audit/Tax Prep	.00	6,800.00
50040 Web Page Maintenance	.00	381.84
50051 Copier Expense	234.93	2,602.73
50061 Collection Expense (Del Due)	2,565.95	5,463.55
50071 Insurance	1,721.58	28,673.21
50081 Dues & Subscriptions	.00	70.00
50091 Legal	121.60	3,572.81
50101 Employee Relations/Education	200.00	422.21
50111 Office Materials/Supplies	205.12	3,199.87
50112 Annual Meeting	.00	2,169.04
50121 Clarion Newsletter	1,024.47	13,576.88
50131 Postage	88.00	712.37
50141 Security Alarm	.00	2,790.30
50151 Professional Services	234.83	3,208.15
50161 Taxes (corporate income)	920.00	1,562.00
50171 Taxes-other(property/licenses)	.00	2,060.24
50191 Office Equipment - Misc.	58.63	508.63
50231 Office Telephone	288.30	3,212.56
50242 Service Charges	.00	(15.00)
General & Administrative	42,188.94	363,113.41
Common Area Maintenance		
51012 Clubhouse Cleaning	.00	(100.00)
51032 Contract - Trash	7,247.00	71,534.98

Four Colonies Homes Association
Income/Expense Statement
Period: 11/01/09 to 11/30/09

Description	Current Actual	Year-To-Date Actual
51042 Contract - Pool	.00	22,379.34
51051 Optional Lawn Service	.00	7,826.00
51052 Contract - Lawn	16,630.00	114,915.00
51062 Contract - Tree Service	.00	42,682.73
51082 Pool Maintenance/Improvements	.00	12,780.13
51092 Grounds Improvements	1,060.65	5,887.02
51094 Drainage	.00	1,676.21
51095 Public Relations	.00	974.42
51115 Common Facilities Maintenance	236.94	8,014.03
51116 Termite Treatment Clubhouses	.00	1,052.04
51122 Concrete Repair	.00	7,960.00
51132 Lighting	61.32	3,355.65
51142 Utilities	2,193.32	35,526.24
51152 Truck Maintenance/Golf Cart	685.54	3,984.83
51162 Tools/Equip/Supplies	.00	1,180.99
51163 Right of Restoration	.00	197.44
51172 Miscellaneous	.00	733.81
Common Area Maintenance	28,114.77	342,560.86
Residential Maintenance		
52013 Paint Homes	.00	179,010.00
52020 Roof Replacement (Total)	.00	841,764.00
52033 Paint/Roof - Car	.00	1,750.00
52043 Residential-Roof Repairs	200.00	2,975.00
52053 Gutter -Repairs	.00	4,255.00
Residential Maintenance	200.00	1,029,754.00
Major Improvements/Repair		
53014 Sealcoating	.00	13,391.00
53034 Tree Removal	.00	20,840.00
53035 Common Area Lights	.00	17,806.28
53037 Erosion	.00	2,510.75
53039 Clubhouse Roof Replacement	.00	52,445.00
53074 Contingency Fund	.00	3,190.54
Major Improvements/Repai	.00	110,183.57
Reserves		
Reserves	.00	.00
TOTAL EXPENSES	70,503.71	1,845,611.84
CURRENT YEAR NET INCOME/(LOSS)	46,111.75	(515,494.23)
	=====	=====

January 2010

SUN	MON	TUE	WED	THU	FRI	SAT
					1 NEW YEAR'S OFFICE CLOSED	2
3	4	5	6 BOOK CLUB 7PM CH3	7	8 Breakfast LE PEEP'S 9:00 am	9
10	11	12	13	14	15 Breakfast LE PEEP'S 9:00 am	16 Rental CH3
17	18 REGULAR BOD MEETING 6PM CH3	19	20	21 Clarion Deadline	22 Breakfast LE PEEP'S 9:00 am	23
24	25	26	27	28	29 Breakfast LE PEEP'S 9:00 am	30
31						

**FOUR COLONIES LIBRARY OPEN MONDAY
THROUGH FRIDAY DURING OFFICE HOURS**



Phone: 913-888-4920

Fax: 913-888-6732

E-Mail:

fourcolonies@kc.surewest.net

WEB SITE

www.fourcolonies.net

Four Colonies
Homes Association
(FCHA)

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Lenexa, KS 66215

Office Hours:

Monday—Friday 8am to 5pm