

THE WYNDS AT OAKBROOK

"WYNDBAG NEWSLETTER"



March
2008

CONTACT INFORMATION

The mission of The Wynnds at OakBrook Newsletter is to keep our community informed & involved. Please feel free to contact any of the people listed below with issues or concerns.

Town Properties
500 Thomas More Parkway
Crestview Hills, KY 41017-2175
Office: (859) 291-5858
Fax: (859) 291-7767

Website: www.towneprop.com/MyTowne
Community Number 9660
Your Resident Number

NOTE: We have been advised by Towne Properties, email messages sent to Towne using "insightbb" will not go through their firewall

Community Number 9660
Your Resident Number

Office Hours: Monday – Friday
8:30 a.m. – 5:00 p.m.

**AFTER HOURS EMERGENCY
CALL 24 HOUR ANSWERING SERVICE
859 291-5858**

Association Concerns
Dave Munro – Community Administrator –
DaveM@tp1.com

Maintenance Requests & Dues - JenniferTaulbee-Gordon –
Admin
jennifert@tp1.com

Insurance - Kinker Eveleigh Insurance
(513) 891-6615

Clubhouse Rental – Becky Dozier
(859) 647-1892

The Wynnds at Oakbrook website: www.wyndshoa.com

FINANCIAL REPORT

Year-end Financial Report

The Operating account cash balance as of December 31, 2007 was \$63,594

Total collections, including late fees, assessments, cable rebates, clubhouse rental fees and violation charges was \$1,209,254.00

Total Operating account expenses for fiscal year ending December 31, 2007 was \$1,249,837.00

- Major variances were Pool Payroll (\$16,602 over budget). Due to hiring pool attendants for the pools. Snow pushing charges (\$42,685 over budget). Due to heavy snow fall season.

The total Reserve Account expenses for 2007 were \$330,660.00.

- Major Reserve Account expenditures: Asphalt-\$56,033, Concrete Repairs-\$14,578-Siding repair/replacement-\$70,823, Exterior Painting-\$90,956, Roof repair/replacement-\$65,715.

Reserve Account balances as of December 31, 2007:

- Cash reserves--\$513,000
- CD Accounts--\$630,058

Delinquent Accounts

- Liens filed-----9
- Foreclosures--9

CLUBHOUSE RENTALS

IMPROVEMENTS - Thank you, Board Member, Frank Banker for donating the wonderful 32" TV, including surround sound!

This is a great added feature to the clubhouse for those special sporting events or the family DVD's presented at such events as Graduation, Baptism's, Wedding & Baby showers!

Thank you Frank & also Kevin for installing the new equipment.

Schedule your next event by calling Becky Dozier

Rental fee is \$50 along with a \$200 Security Deposit returned to you after clubhouse is cleaned and returned to original condition.

Reminder: Clubhouse is not available on actual Holidays!

Get To Know Your Board Member – Bobbie Sieja

Secretary - Wynds Board of Directors

I moved to Kentucky 11 years ago from the Chicago suburbs.

After living in "The Woods" apartments, I chose to buy a home in "The Wynds". Oakbrook was home to me. I have been happy to be active on the Board, as Secretary, for the past 3 ½ years.

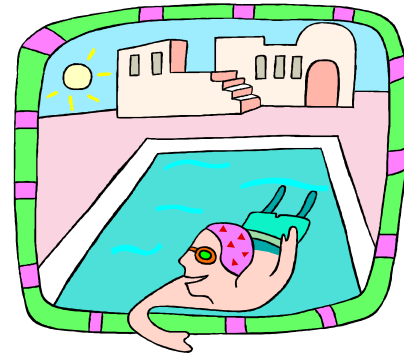
I make many trips to Illinois during the year as my family – 2 married sons, 2 married daughters and 8 granddaughters, live there.

Working full time for a Horticulture Broker keeps my days very busy.

My involvement with the Kentucky Episcopal Diocese, the Vestry, the choir and my Lay Chalice bearer ministry at my Parish in Ft. Thomas, adds to my never being bored.

Relaxation comes from working in my flower beds and spending time at the pool.

2008 Pool Attendants



Spring is in the air and it won't be long before our pools will be open for the season!!

Again this year we will need community-minded individuals to act as pool attendants for **our two pools.**

Selected individuals will be required to follow these guidelines:

- Work schedule as posted by Towne Properties (no exceptions)
- Be diligent in checking for identification of all persons wanting to enter the pool areas.
- Conduct themselves in a professional manner at all times
- Pass a drug and background check prior to employment
- Fill out time sheets accurately and turn in to Towne Properties as scheduled.
- The hourly rate will be \$10.00 per hour.

Our pools will open on May 24th and close after Labor Day.

Interested individuals should contact Jennifer Taulbee at jtaulbee@tp1.com or call 859-291-5858 and ask for Jen.

We will need to know by **April 18th** if you are

OAKBROOK COMMUNITY

REMINDERS

**Clubhouse Events - Reminder**

- ❖ Rental of the clubhouse DOES NOT include use of the pool or exercise equipment.

Homeowner Exterior Property Inspection

Spring is just around the corner! As an association member and property owner, you can be of invaluable assistance to the service technicians charged with maintaining our properties. When the weather breaks, take the time to conduct a walk around inspection of the exterior (front & rear) of your unit and note anything that appears to need maintenance or repair. This would include such things as deteriorated wood trim, downed gutters, roof damage, cracked walks or drives, etc.

Submit this information in the form of a work order either electronically through the Towne website, or by notifying Jennifer (jenniferT@TP1.com) at the Towne Property office in Crestview Hills. It is strongly suggested that in lieu of telephone notification, you put your report in written form and mail or fax to the office. Contact information is listed at the conclusion of this article. With this work order information the service technicians can begin to prioritize the work orders and schedule their work for the upcoming months.

Towne Properties Asset Management Company
500 Thomas More Parkway
Crestview Hills, KY 41017
Phone: 859-291-5858
Fax: 859-291-7767

**Community Involvement
"The Results"**

In this community, there are 558 individual owners, all whom are members of the Wynds at Oakbrook Homeowners Association, Inc. Disregarding the few properties that have been abandoned, or are in foreclosure proceedings, the community still has nearly 550 members. Admittedly, some properties are rented, but the owners of these properties are still members of the Association.

The Association recently held the annual election to select three volunteer members to the Board of Directors. The Board of Directors is charged to manage the affairs of this corporation of which all owners are members thereof. This activity is undertaken by the Board with support from various committees, which consist only of volunteers.

Each owner was sent a proxy/directed proxy form and instructions along with a stamped, self-addressed return envelop in order to name his/her proxy as well as to direct the proxy to vote for a particular candidate(s). Six members of your association chose to become candidates for the three positions available on the Board of Directors.

The Secretary reports that 108 proxies were received. In addition, 17 members in good standing attended the annual meeting for a total representation of 125 members. At the time of the meeting, 520 members were current in assessments and eligible to vote. These numbers equate to a dismal 24% response by association members. One can only hope that more members choose to become involved in future elections and in the management of the association.



Missed your vote!!!!

**WYNDS AT OAKBROOK
HOME OWNERS**

**2008 BOARD OF DIRECTORS ELECTION
RESULTS**

The association members owe a debt of thanks to those members choosing to run for the Board of Directors this year. A position on the Board is strictly voluntary and requires a significant amount of effort and time on the part of the individual. If you happen to know one of the candidates or have a chance to meet any of those you do not know, a quick thank-you would not be inappropriate. Those association members that sought a position on the Board this year are as follows:

- Joseph Aulette
- Nancy Ebersole
- Linda Gray
- Jeanne Lecuit
- John D. Riley
- Hasan Tezduyar

The Secretary of the Wynds at Oakbrook Homeowners Association has completed the authentication process and announces the results. Those candidates selected by the membership to serve a three year term expiring at the annual meeting in 2011 are:

- Linda Gray
- Jeanne Lecuit
- John D. Riley

QUORUM DETERMINATION

Total Membership: 558
Members in delinquency: 37

Eligible Members: (558 – 37) = 521
Quorum Requirement (20%): 104.2

Properly Executed Proxies
Received by Secretary: 108

Members in Attendance at Annual Meeting: 17

Total eligible members present in person
Or by proxy: 125

2008 Wynds Election Statistics

For those readers interested in statistics, the following is a breakdown of voting at the recent annual meeting. The Association is divided into three (3) sections: They are:

- The Cliffs
- The Fairways
- The Wynds

Section Of the Community	# Of Units	# Of Votes Cast	% vs. Total Votes Cast	% Of Section Voting	% Voting vs. Total Available
Cliffs	162	47	38%	29%	8%
Fairways	312	68	54%	22%	12%
Wynds	84	10	8%	12%	2%
TOTAL		558	125		22%

Board & Community Meetings

Next **Board** Meeting – March 20, 2008

Next **Community** Meeting–**May 15, 2008**

Welcome & get to know your neighbors by attending this **Community** meeting



A Letter from the Board President

Dear Residents,

We are now in March, 2008. As they say, March sure came in like a Lion, we certainly hope it goes out like a Lamb!

2007 was a very busy year for the community. After budgeting for 2007, the Board held expenses in line with projected income. The Board completed several capital improvement projects as well as maintained and repaired units as conditions warranted.

A major street resurfacing project was completed in the Cliffs along with the Cliffs Pool parking lot. Several units had storm damaged siding replaced; siding was painted on other units with lesser damage. Our roofing, painting and termite treatment schedules continued. In addition to this type of work, the Board was active in the following areas.

- A. Improving owner/resident communications
 - Upgrading the Wynds website
 - Upgrading the Newsletter

- B. Maintenance, Improvement and Work Order Requests
 - WO's can now be submitted to Towne Properties via their website
 - A new improvement request was developed to reduce probability of mis-communication
 - New Improvement Request forms are available from Service Techs, Towne Properties office or, from any Board Member.

- C. Developing more Committees
 - Added Capital Projects Committee
 - Added Finance Committee
 - Increased activity of the following committees: Nominating, Landscape and Architectural

- D. Improved Reserve Status

2008's Annual Community Meeting in February resulted in the election of 3 Board Members.

We are now looking forward to the 2008 year. We have our budget set with many projects lined up for our Maintenance Staff. We have scheduled painting of more buildings along with seal-coating streets in the Wynds area. O

Our committees will be busy tracking these projects as they take place. Our Landscape committee will have one of the biggest projects ahead with the removal of many dying trees, shrubs, and other plants. The 2007 DRY Summer was not good for all our foliage. We will have to be very cautious about what is replaced as we have a limited budget to work with. Arborists are suggesting there may be many more trees die in the next few years.

The Board has worked very hard to keep our budget at a level allowing us to keep the fees down and get the most from our dollars. We have executed long range planning in order to make our budget work better for us.

As you know, we just had a major snow storm which left us with about 15" of snow. Snow Removal is a major part of our budget. Working with the Hemmer Company has made this project much easier providing their continued expertise and past years knowledge working in our community. A Big Thank You to Jim Kentley and his crew for their long hours and efforts in keeping our community safe; it was not an easy job. This amount of snow makes a major impact on all of us. We thank all our residents for being patient during the time it took to get the job done!

The Board would like to thank all our residents who participated in the election of the 3 Board Members. Your continued support is very much appreciated.

Regards - **Linda Gray** - President - Wynds Board of Directors

The Wynds at OakBrook
Managing Agent

C/O Towne Properties

500 Thomas More Parkway

Crestview Hills, KY 41017-2175

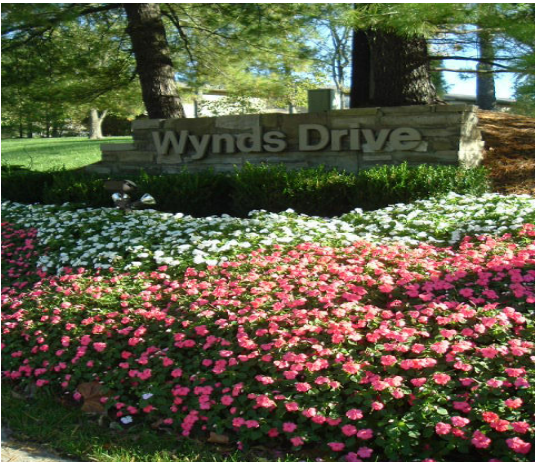
We're on the Web!

Visit us at:

www.wyndshoa.com

**Keeping our Community
Informed & Involved**

March - 2008



As the record snow falls today, March 8, 2008, remember the beauty of Spring & Summer in Oakbrook - it won't be long!