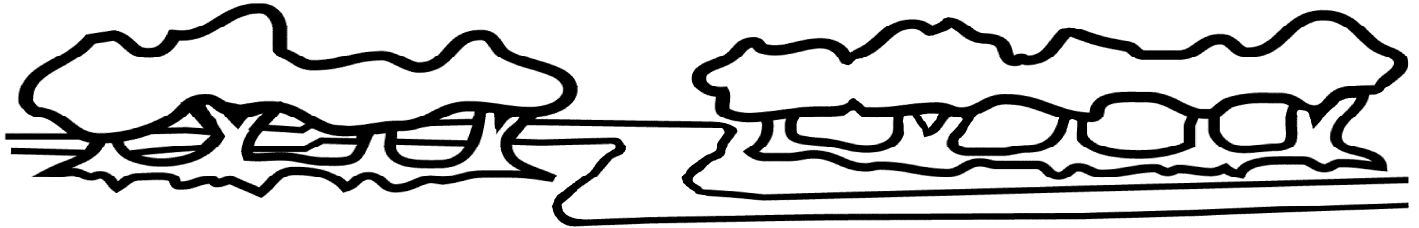

THE NELSON'S CREEK HOMEOWNERS ASSOCIATION NEWS



Spring Edition

March 19, 2010

Bills, Bills, Bills...

The invoices for the annual Nelson's Creek Homeowners Association dues are included in this mailing. The due date for the homeowner's dues is April 30, 2010. If you have billing questions, please contact Janet Pol at 493-7625 or at ncha@nelsonscreek.org.

Annual Homeowners Meeting to be Held April 12th...

The annual homeowners meeting will be held at 7:00pm on Monday, April 12th. We will meet in the Dining Hall in the basement of Covenant Presbyterian Church, 15001 Blondo Street. Enter the doors on the lower level, on the north-east corner of the main building. Please plan to attend. Your input as stakeholders of the Nelson's Creek Homeowners Association (our corporation of homeowners) is important to the ongoing success of our organization.

The minutes from last year's meeting are included on page 2.

Nelson's Creek Has a New Web-site !!

Our new web-site is up and running. New content is being added daily, and the directory will be available soon. The web-site's address is nelsonscreek.org.

The refrigerator magnet included in this mailing provides a reminder of the password that you will need to view the contents of the directory. We hope to have the directory available on the web-site by April 1, 2010.

As before, you may choose to not have your information listed in the directory. To opt out or to update your information, please contact us at ncha@nelsonscreek.org.

Don't have internet access? Call Janet at 493-7625 and we'll keep you informed via mail.

Letter from the President...

Neighbors:

For nearly a year I have been the President of the Nelson's Creek Homeowners Association. Currently it feels as most of that year has been spent under snow. Other than the snow, it has been a fairly quiet year.

Thanks to the hard work and insight of Janet Pol and Maureen Cass we have implemented a web site presence for our Neighborhood Association. The domain name is nelsonscreek.org. Please make note of that domain name. The website will become a place where information regarding your Neighborhood Association and our neighborhood will be available. The website will be designed to promote accurate and timely communication to the members, and nurture the connections to our neighbors.

The basic site is open to the general public, but a portion of the site will be designed to contain confidential information that is lawfully available only to members of the neighborhood. I am really excited about this project!

If you have any thoughts or suggestions regarding the website or the neighborhood please send me an e-mail.

I look forward to the sun coming out for good.

George Achola, President
gachola@hotmail.com

And the 2009 Holiday Décor Winners Are...

Prize Winners:

First Place	14605 Lake Street
Second Place	14805 Ohio Street
Third Place	14716 Corby Street
Fourth Place	14818 Sherwood Avenue
Fifth Place	14457 Nelson's Creek Dr.

Honorable Mention:

2457 N. 147th Street
 14626 Lake Street
 14611 Miami Street

The judging process this past holiday season was EXTREMELY difficult because many homeowners went "all out" on their decorations for the holidays. There were many contenders for the five "prized" spots. **Congratulations to the winners.** They will be receiving prize monies for their efforts. Certificates and prize monies will be awarded at the annual meeting in April.

Abbreviated Minutes of the 2009 Annual Meeting...April 14, 2009

OFFICER REPORTS

President Jack Hawk discussed the July 1, 2008 NCHA Committee meeting that was called to hear homeowners public comments for possibly amending or changing the existing swimming pool covenants. Jack reported no recommendation was made to the Board to change the existing swimming pool covenants. Jack said the resolution was that the pool will stay down and he thanked the Committee members comprised of Paul Bouda, Chairman, Gene Hinkle, and Larry Martin for their efforts.

Treasurer, Janet Pol, reviewed the 2008 financial results and also reviewed the new 2009 budget. She said some of the larger include our liability insurance coverage, the cost of grass mowing, clearing snow from our lots, the special landscape project near Patrick & Burdette Streets, the cost of the lawsuit, and the care of our green spaces lots and the well. Janet also mentioned that an upcoming cost will be for our entrance signs, once they start the widening of 144th & Blondo Streets in 2010.

Continued next column...

SID NEWS - Janet Pol & Bode Labode, Trustees
 Janet stated that the SID has requested a County Engineer study of our speed bumps, which is required in order to make a change. Once the study has been completed, the SID will have the authority to make speed bump changes. Janet said you may have noticed green paint markings noting 100's, 200's, and 300's on some of the streets. The SID has passed a resolution that all 100 and 200's will be replaced. Janet also said as far as annexation by the city, we are very attractive from a financial standpoint and could expect it to happen at any time.

Janet also said the widening project for 144th Street is moving forward and currently there is an environmental impact study ongoing. She said you should watch the newspaper for dates and times for the public hearing.

NEW BUSINESS

Covenant Presbyterian Church Trustees presented a handout of their plans for increasing the size of their parking lot and also changing the drive way entrance from Blondo Street. The drive way change is necessitated due to a significant grade change, when Blondo Street is widened. The northern perimeter of their property will have a berm and landscaping, to buffer their parking lot from the adjacent homeowners.

Elections

George Achola, Joe Cass, and Bill Fleck were elected to the NCHA Board of Directors.

Covenant Committee

President Jack Hawk requested homeowners agree to serve on a Covenant Committee to review our existing Covenants, dates, etc.

4th of July Parade

Maureen Cass, chairperson requested volunteers to assist and said the parade will start at 9:00 at the school.

Garage Sale

The 2009 garage sale will be held June 4th - 6th.

The meeting was adjourned at 8:15 p.m

A full version of these minutes will be available at the 2010 Annual Meeting on April 12, 2010.

Financials:

Budget for 2009	
Income	
Dues Outstanding from prior years	2479.00
Dues for 2009	22225.00
Other Income	<u>1550.00</u>
Total Income	26254.00
Expense	
Activities	
July 4th Celebration	600.00
Garage Sale	75.00
Holiday Decoration Contest	<u>300.00</u>
Total Activities Expense	975.00
Other Expenses	
Contingency Fund	2000.00
Covenants	0.00
Directory	1200.00
Landscaping Care	12000.00
Special Landscaping Project	3000.00
Snow Removal	250.00
Newsletters	400.00
Sign Maintenance	250.00
Meeting Expenses	100.00
Liability Insurance	2100.00
Postage and PO Box rental	361.00
Legal Fees	500.00
Electric Utilities	700.00
Office Supplies	150.00
Federal Income Tax	100.00
Property Tax	350.00
Total Expense	<u>24436.00</u>
Net Income	<u>1818.00</u>

Actual Income Statement for 2009	
Income	
Dues collected from prior years	1723.00
Dues collected for 2009	20975.00
Other Income	133.70
Total Income	22831.70
Expense	
Activities	
July 4th Celebration (2009)	558.80
July 4th Celebration (2008, paid in '09)	430.86
Garage Sale	149.87
Holiday Decoration Contest	<u>275.00</u>
Total Activities Expense	1414.53
Other Expenses	
Contingency Fund	0.00
Covenants	0.00
Directory	0.00
Landscaping Care	10718.79
Special Landscaping Project	2839.47
Snow Removal	245.00
Newsletters	110.96
Sign Maintenance	268.00
Meeting Expenses	168.42
Liability Insurance	2091.00
Postage and PO Box rental	501.16
Legal Fees	366.50
Electric Utilities	928.71
Office Supplies	292.69
Federal Income Tax	1013.74
Property Tax	330.48
Total Expense	<u>21289.45</u>
Net Income	1542.25

Proposed Budget for 2010	
Income	
Dues Outstanding from prior years	2231.00
Dues for 2010	22250.00
Other Income	<u>0.00</u>
Total Income	24481.00
Expense	
Activities	
July 4th Celebration	600.00
Garage Sale	150.00
Holiday Decoration Contest	300.00
Total Activities Expense	1050.00
Other Expenses	
Contingency Fund	3000.00
Web-site	600.00
Landscaping Care	12000.00
Snow Removal	250.00
Newsletters	125.00
Sign Maintenance	275.00
Meeting Expenses	150.00
Liability Insurance	2000.00
Postage and PO Box rental	400.00
Legal Fees	500.00
Electric Utilities	1000.00
Office Supplies	150.00
Federal Income Tax	0.00
Property Tax	337.84
Total Expense	<u>21837.84</u>
Net Income	<u>2643.16</u>

Balance Sheet as of December 31, 2009	
Assets	
Checking Account	5197.60
Money Market Account	12979.65
Accounts Receivable	<u>2231.00</u>
Total Assets	<u>20408.45</u>
Liabilities and Equity	
Equity	<u>20408.45</u>
Total Liabilities and Equity	<u>20408.45</u>