

TYLERS RESERVE TELEGRAM

SPRING 2015

Hello Everyone,

Another winter is behind us, and spring has arrived. We have lots of good news to share. First we would like to introduce your new HOA Board. The new board was voted in at the last HOA general meeting on April 7, 2015.

Tom Wiandt, President

Tom and his wife, Amy, built their house and moved into Tylers Reserve in 2005. They have 3 children ranging in age from 15 to 26. Tom has worked in corporate finance and management for over 20 years. Tom's vision for Tylers Reserve is a friendly place in which neighbors respect each other, a visually appealing area and well kept neighborhood that retains good value for all the homeowners.

Kevin Rowe, Treasurer,

Kevin and his wife, Mary, moved into the subdivision in 2008. Kevin retired from a career in engineering at GE Aviation in 2012. He and Mary have three children and most of their time in retirement is spent spoiling their three grandchildren. Kevin's goal is to keep Tylers Reserve financially secure by keeping costs down and maximizing dues collections.

Dawn Brandenburg, Secretary

Dawn and her husband, Chris, moved into Tylers Reserve in 2005. She taught in the Lakota District for 35 years, and retired in 2004. Dawn and Chris have two married children and five grandchildren. Dawn was instrumental in representing the South Borough and getting the trees replaced along Tylers Reserve Drive. Her goal, serving as secretary, is to help improve communication through newsletters and email. "I would like to see more members of our community become involved, as we move forward under new leadership."

Pond Maintenance and Renovation

The upper pond still is in need of repair. Tom will be starting a dialog with the county to see what they would recommend regarding shoring up the spillway. As information becomes available we will keep you informed. The lower ponds have some new growth over the flex mat, but more seeding is necessary. We hope that, in time, all flex mat will be covered with grass and maintenance will be at a minimum.

Community Landscaping

The front entrance needs some new landscaping. We are not happy with the appearance. The explanation is that this was a perfect storm of several events. The pansies planted last fall died over the winter, due to an unusually cold winter and salt damage. The shrubs at the entrance have also died (they are over 15 years old). We will be consulting with our landscaper and probably replacing many shrubs as well as planting new ones. There has been some transition in the landscape crew, and we are already working closely with them to make sure our entrance is improved. We want our entrance to be appealing as much as you do.

Pool News

Last year's upgrades sure have helped to make the pool a better place to enjoy. We hope you get a chance to enjoy the pool this summer. At this time, the HOA has decided to continue with previous policy and **not** allow private pool parties. In the past, some pool parties got out of hand, and people who were not residents were involved, and it became a pretty big headache for the pool maintenance folks and the HOA board. We need time to set guidelines that can be enforced and that insurance will allow. Future upgrades will include new fencing (desperately needed) and pool re-surfacing. There might still be some plumbing issues, as well. By the way, last year's pool keys are still going to work for this year.

Curb Lawn Trees

The new trees along our main entrance on Tylers Reserve Drive look splendid. There are still many trees throughout the curb lawns of the Reserves that need to be replaced. The HOA is encouraging another group tree planting for this fall. If we get enough orders for new trees, we can bid for a group discount, as we did in the first planting. Tree order forms will be available on the website. If you let us know how many trees you wish to order, and what type, we can put you on the list for fall planting. We will not collect any money until we have announced a fair price. There are three approved types to choose from: Sunset Maple, Cleveland Select Pear, or Zelkova. The last planting cost \$550.00 per tree. This price included: take-down, root grinding, new planting and mulching, tree bags, and spikes AND an 18 month guarantee (assuming proper maintenance has been in place.) Please fill out your order forms soon, and send them to Dawn Brandenburg, HOA secretary, 7693 Tylers Reserve Drive.

Tag Day

The HOA board is planning a tag day on June 15th. The tags are for the purpose of reminding homeowners about property infractions to the covenants and bylaws such as: unpainted mailbox posts, unkempt lawns, trees that need to be replaced (or planted), and any other infractions that need to be addressed. This tag is the first reminder, giving the homeowner time to address the problem. Living in an HOA neighborhood has benefits, but also homeowners have guidelines to follow. Your new HOA board will do all it can to enforce the covenants for the common good of all.

Property Modifications

In accordance with our HOA covenants, we require that any significant modifications to your property go through an architectural review with the board. This could include such things as: new fencing, home/porch additions, pools, positioning of recreational items such as trampolines, basketball courts, etc.

The Web Site

We hope to have a new website up and running soon. For now, the current TylersReserveHOA.com will be our website.

Volunteers

The board, made up of three of your neighbors volunteering their time, cannot do it all. If you are willing to give of your time and/or talents please let us know. We are going to establish boroughs within the subdivision. Each borough will have a representative who will serve in an advisory capacity to the board, and serve as a voice for their neighbors. The board is also establishing a Landscape committee that will need volunteers. If you are willing to volunteer for either of these positions, please email Tom Wiandt at gr8hoa@gmail.com.

The Budget

The budget was not available at our last homeowners meeting. We are enclosing the budget for 2015 so that you can see how your HOA dues are being spent.

Newsletters

This newsletter has been mailed to you. In the future we would like to cut down on costs by sending the newsletters via email. Please be assured that the privacy of your email address will be respected. **If you wish to receive regular communications, please send your email address to the board at gr8hoa@gmail.com.**

Thank you, Tom Wiandt, Kevin Rowe, Dawn Brandenburg

Tyler's Reserve Homeowners Association	2015
	Budget
Income	
Estates Builder (Empty Lots)	\$230
Estates HOA Fees	\$20,700
Reserves HOA Fees	\$63,175
Doubtful Collection	(\$3,150)
Misc Income	\$6,130
Total Income	\$87,085
Operating Expense	
Accounting	\$250
Administrative/Management	\$1,200
Legal Costs	\$900
Website	\$100
Common Area (Grounds) Maintenance	\$1,300
Electric	\$4,500
Lighting Maintenance	\$1,000
Special Projects	\$15,000
Grounds (Lawn & Landscape)	\$23,000
Insurance	\$3,000
Irrigation Maintenance	\$1,400
Permits	\$520
Phone - Pool	\$470
Pond Maintenance	\$3,000
Pool Maintenance (Contract)	\$9,000
Pool Maintenance (Non-Contract)	\$2,000
Pool/Clubhouse Maintenance	\$500
Misc Expenses	\$1,400
Property Tax	\$2,030
Trash - Pool	\$0
Trees	\$500
Water	\$11,000
Total Operating Expense	\$82,070

Attachment 1. 2015 Budget