

FALL 2007 NEWSLETTER

2007 BOARD OF DIRECTORS

Jon Davis - President and Maintenance Chair
Eric Stott - Vice-President and ACC Chair
Debb Talbert - Treasurer and ACC member
Linda Williams - Secretary and Roads Chair
Jim Flickinger - Pool Chair
Bill Norris - Recreation Chair
Bill Omberg - Access Control Chair

The Board of Directors meets on the second Tuesday of each month at 7:30 pm in the Association's Community Center. All members are welcome to attend.

In addition to the monthly Board of Directors meeting:

The Architectural Control Committee meets in the Community Center at 7:30 pm on the second on last Wednesday of the month to review ACC applications.

The Compliance Committee meets in the Community Center at 7 pm on the first Tuesday of each month, as needed.

All association members are welcome to attend these meetings as well.

The Association is again looking for volunteers who are interested in serving on the Board of Directors. If you are searching for a way to serve your community, please consider running for a position on the BOD. Any member in good standing is eligible. Please call Mrs. Thornton in the PLPOA office if you are interested. A member of the Nominating Committee will contact you.

ARCHITECTURAL CONTROL REMINDERS

Please remember, **ALL** construction (including new homes, decks, sheds and additions) must be approved by the ACC as set out in the Deed of Dedication. The ACC meets on the second and last Wednesday of each month at 7:30 pm in the Community Room. All plans to be considered at a given meeting must be submitted to the PLPOA Office by the ACC deadline date (16 days prior to the meeting date, always a Monday). Plans submitted after that meeting's deadline date will not be considered until the next meeting.

Please review the insert which shows examples of approved mailbox/newspaper boxes and discussion of other areas of concern.

ACCESS CONTROL NEWS - Bill Omberg

Our contract with our access control guards is finished for this year. Should you have a question about incidents in the common areas, you may call the PLPOA office at 775-7000. If you feel unsafe or if there is suspicious or criminal activity in your area, please contact the King George Sheriff's Department at 775-2049 IMMEDIATELY. For emergencies only - 911. After having contacted the Sheriff's Department, please call the PLPOA office to let us know of your concern.

The speed limit in all of Presidential Lakes is 25 MPH!! For everyone's safety, please slow down. Many walkers, joggers, and parents walking with children are sharing the roads. Slow down out there!

We have several sharp turns/curves here. Please stay on your side of the curve and slow down.

Several parking problems have surfaced over the last few years. It needs to be pointed out that **on-street parking is prohibited**. There is a safety as well as road maintenance concern. Coming around a curve and discovering a car parked on the side of the road is unsettling at best. Cars which are regularly parked on the side of the road break off the edge of the road surface. Cul-de-sacs seem to be another area where residents leave their vehicles. Please move your cars to your property immediately.

A number of children have been spotted riding dirt bikes and ATV's. Parents - please keep them from riding in Presidential Lakes, particularly on the roads. If you want your children to ride dirt bikes, you'll have to take them off-site. Only licensed vehicles are allowed on the roads as well as licensed operators.

OTHER AREAS OF CONCERN

PETS

Dogs barking and running loose are the most numerous complaints received in the Association office. Please remember that as a pet owner it is your responsibility to keep your pet under control whether the issue is barking, running loose or other complaints. According to Presidential Lakes covenants and restrictions, pets must always be under the owner's control and not be allowed to become a nuisance to others. Dogs which bark constantly quickly become a nuisance. Ask your neighbors! If your neighbors wanted pets, they'd have them!

The office has received a number of complaints regarding the droppings left by pets as they are walked along the street. The complaints stem from the fact that pet owners are allowing their pets to leave droppings in someone's front yard and not cleaning it up. Please clean up after your pet!

TREASURER'S REPORT - Debb Talbert

Dues and assessments to support the 2008 Budget will be set at the November 13, 2007 Board of Directors meeting, which will be at 7:30 pm in the Community Center. All PLPOA members are encouraged to attend, as it will provide an opportunity for members to provide feedback to the BOD and to make recommendations for future community improvements. Please take time to review the proposed 2008 Budget, which follows.

PROPOSED FY 2008 BUDGET

2008 Dues & Assessments	\$536,368.03	
Interest from CDs	\$100,000.00	
Anticipated '07 carryover	\$104,000.00	
Total revenue		\$740,368.03
=====		
Expenses		\$740,368.03
Taxes	\$ 17,370.00	
Accounting	\$ 7,600.00	
Legal	\$ 43,500.00	
Insurance	\$ 18,500.00	
Roads	\$250,000.00	
ACC	\$ 7,000.00	
Access Control	\$ 76,800.00	
Office	\$ 10,250.00	
Maintenance	\$ 22,500.00	
Recreation	\$ 3,470.00	
Pool	\$ 6,200.00	
Building Operations	\$ 23,400.00	
Salaries	\$152,826.00	
Allocated Reserves	\$100,952.03	

PROPOSED 2008 DUES AND ASSESSMENTS/LOT: \$575.00

FYI: The 2008 dues and assessments will be due by March 1, 2008. A 10% late fee is assessed if payment is not received by March 15, 2008. Members are free to set up their own pre-payment plan, provided annual dues and assessments are paid in full no later than by March 1, 2008. There is no set amount for pre-payments - you may make pre-payments as your budget allows with a final payment no later than March 1, 2008.

BUS STOP ISSUES

Complaints are received on both sides of this issue! If you are waiting for the bus to arrive, please make sure your car is off the road as much as is possible to allow for traffic to pass and that the children are out of the road as well. Complaints are received from those residents trying to pass a bus stop and finding it full of cars and children and from parents waiting with their children regarding cars trying to get through the area in an unsafe manner. Please think of how you would feel on the other side of this issue!

SIGNS

There have been a number of directional signs cropping up directing folks to homes for sale, open houses , etc. These are not allowed in Presidential Lakes and will be removed when seen by the maintenance crew. Only 1 "For Sale" sign is allowed per lot.

Any other signs must be approved by the ACC prior to their installation. Please remember this as election time gears up - any signs of support for your favorite candidate must first be approved by the Architectural Control Committee.

THE VACANT LOT NEXT-DOOR

Do not assume that the empty lot next to you is not buildable. If you do not want a house on that lot, you'd better begin negotiations to purchase it. That is the only way to guarantee that a house will not be built there.