



NEWSLETTER, September, 2014

*Mark  
Your  
Calendar*

HOA Board Meetings, 7pm, Clubhouse

September 17, 2014

October 15, 2014

November 19, 2014

Woodlands of Chatterton Village

4093 Chatterton Blvd, Canton  
Michigan 48188



## Yearly Update

With Summer coming to a close Fall is fast approaching. The Woodlands of Chatterton Village fiscal year is also coming to an end.

As we begin planning for the next fiscal year. We wanted to summarize what has happened here with the past 12 months and what you can plan for in the future.

This past winter was one of the worst on record , with above normal snow accumulation and frigid temperatures. The amazing amount of snow, in combination with the cold, led to severe ice damming throughout the community. This ice damming caused significant damage to our roofs as well as the interiors of units of a number of residents. We had 18 reports of water intrusion due to melting ice, which lead to approximately \$50,000.

Unfortunately insurance companies treat the damage to each co-owner's unit as a separate occurrence therefore the amount each time fell beneath our deductible and the Association was required to bear the entire cost.

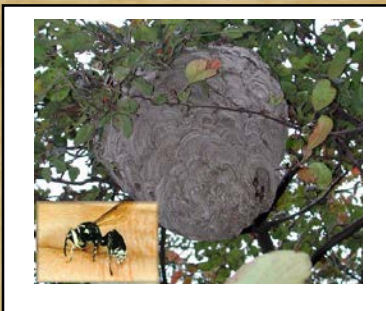
Other unexpected expenses like irrigation repairs, a water main break and meter replacement have cost the Association an unplanned \$45,000. On the bright-side, we installed new mulch throughout the community and completed the 5 year building painting project this year.

We also received a windfall of \$30,000.00 from Comcast in exchange for providing them preferred vendor status to our community. This does not change the right of any co-owner to choose any provider or level of service.

The board remains committed to continued landscaping, sidewalk, and road improvements. To operate a successful Community Association adhering to a realistic budget is vital. Un-forecasted maintenance surprises happen and that is why contingency funding is required for a healthy future.

Keeping the community informed of the Association's expenditures is important to the current board as the Woodlands of Chatterton Village is both your home and a major investment.

Work is underway building the 2014-2015 fiscal year budget and a dues increases is extremely likely. We will be discussing the proposed budget at our 2014 Annual Meeting on October 15<sup>th</sup>, 2014, and are always open to constructive co-owner feedback.



## Bald-faced Hornet

Please be watchful for these nests. Bald-faced Hornets are very protective of their colony and will attack if someone approaches within a few feet of the nest. They have a smooth stinger, so they can sting more than once and are capable of producing a painful sting. If you notice these nests around the community please contact KC Property at 248.586.9700 so we can have them professionally removed.

## Halloween Party

The Social Committee is looking for volunteers to assist at the Halloween Party this year. If you are interested please submit your information on the WOCV website.