



Bailey's Grove Property Owners Association

Annual Meeting

November 23, 2010



Agenda

- Opening Comments Brian Toronyi
- Board of Directors Brian Toronyi
- 2010 Review Brian Toronyi
- 2010 and 2011 Budgets Denise Johnson
- Property Management Report REALICO
- Volunteer Opportunities Brian Toronyi
- 2011 Meeting Dates Brian Toronyi
- Resident Comments All



2010 Board of Directors

- Brian Toronyi – President
- Mike Caldwell– Vice President
- Denise Johnson – Treasurer
- Tom Dunn – Secretary
- David Elles
- Blake Driver
- Steve O’connor
- Jim Thompson
- Lynn Skripka
- Aryn Warpehoski
- Kathy Kluck
- Brian Waalkes
- Fred Olejniczak



2010 Review

- No major problems
- Greater proactive approach by REALICO
- Swimming Pool – Thank you warm summer!
- NIXLE messaging
- Exciting Social events
- Lower home values



Registered Citizen Users:

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Citizen Login

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America's Community Information Service

Nixle is a service that allows you to receive trusted, up-to-the-minute neighborhood information.



WireWords Users

[Click here for registration instructions](#)



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- » **the information you want**, from community messages to time-sensitive urgent public safety alerts
- » **for the locations you want**, whether it's home, work, or where friends and family live – anywhere in the country
- » **with the delivery you want**, information is instantly available by text message, email, or web

This Week's Featured Locations

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- » [consumers](#)
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What We Do

- » [community information service](#)
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Navigate

enter your city or town name!

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Member of American Hospital Association





HOME

EMAIL

NEWSLETTER

SEARCH

LIVING IN KENTWOOD

BUSINESS IN KENTWOOD

VISITING KENTWOOD

ACCESS THE CITY CENTER

DEPARTMENTS
COMMITTEES
AND BOARDS

Planning

Overview

Census & Economic Data

Residential Handbook

Master Plan

Conservation Oriented Development

Articles

Documents

Links

Zoning Ordinance

Property Maintenance Complaint

Project Portfolio

Economic Development Office

Brownfield Assessment Grant

Kentwood Planning Department Property Maintenance Complaint

Location/Address of Complaint

Type of Complaint

Recreational Vehicle and Equipment Storage

R/V and/or equipment may not be stored in the front yard. Storage of R/V equipment is prohibited within a residential zone unless such equipment is currently licensed and in operable condition.

Garbage, Trash, Abandoned Appliances, Refuse, Litter, Etc.

Garbage containers must be stored inside, at the rear or at the side of a building. Containers may not be placed for collection prior to 6:00 p.m. on the day before pickup. Placing any refuse, waste, garbage, noxious materials, junk or trash on private property is prohibited.

Weeds, Grass, Obstructions, Nuisances

Any growth that obstructs a walk, driveway or street is prohibited. Any growth of weeds or grasses over 12 inches on a developed property is prohibited. Residents are responsible for maintenance up to the centerline of streets.

Junked and/or Unlicensed Vehicles



Official BGPOA Website
Bailey's Grove - Site Map

- Home
- Calendar
- Contacts
- Documents
- Links

Current News

Association is offering a \$1000 reward through Silent Observer for information leading to the suspects that damaged 26 cars in the early morning hours of October 4, 2009. The perpetrators



BGPOA Complaint Form

Form Instructions

This form has been initiated to ensure the residents work together to keep our community conforming to the bylaws and restrictions set forth by the Baileys Grove Property Owners Association. This information will be kept confidential to the parties involved, association board and its committees, and property management. BGPOA residency is required, in order to file a complaint.

Required Contact Information

Resident Name:
Street Address:
(Optional contact methods)
Email:
Phone:

Required Complaint Information

Date of Violation: Time:
Address of Complaint:
Violation: (click here to select restriction violation)

Complaint Details (include specific details please):

(Complaints will be addressed as soon as possible and responded to via letter



2010 Actual

		Budget	Actual/Fcst	Variance
Revenue		\$285,000	\$ 279,996	\$ (5,004)
Expenses				
	Grounds Maintenance	81,792	83,383	1,591
	Insurance	5,000	4,932	(68)
	Repair & Maintenance	8,208	14,535	6,327
	Utilities	18,000	16,000	(2,000)
	Management Fees	46,985	48,398	1,413
	Social Committee	8,000	8,000	-
	Clubhouse	18,000	19,147	1,147
	Capital Reserve	44,000	34,191	(9,809)
	Pool	40,000	34,034	(5,966)
	Other	<u>15,015</u>	<u>17,376</u>	<u>2,361</u>
		\$285,000	\$ 279,996	\$ (5,004)
Net Income		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



2010 Financial Highlights

- Successful year for the pool
 - Revenue down \$4k – no outside passes
 - Expenses down \$6k – new maint. company
- Dues collection below budget, but late fees above budget – net (\$0)
- Closing revenue – (\$2k)
- Grounds maintenance – (\$6k)
- Small +/- on other expenses – (\$5k)
- Reserve contribution - \$34k



2011 Budget

Revenue		\$ 282,924
Expenses		
	Grounds Maintenance	87,881
	Insurance	5,000
	Repair & Maintenance	8,318
	Utilities	16,000
	Management Fees	48,399
	Social Committee	8,000
	Clubhouse	25,000
	Capital Reserve	24,224
	Pool	43,000
	Other	<u>17,102</u>
		\$ 282,924
Net Income		<u><u>\$ -</u></u>



Property Manager Report

REALICO Property Management

616-942-7055

- 2010 Review
- Election Process



Plans for 2011

- Increase in dues amount - \$5.00 for Single Family Homes
- Flooring improvements in the Club House
- Board of Directors – 2 leaving, 2 new, 2 newer
- Your Input



Volunteer Opportunities

Board of Directors

Pool Committee

Social Committee

Newsletter Distribution



Social Committee

Easter Egg Hunt

Garage Sales

Movie Night in the Park

National Night Out

Oktoberfest

Happy/Social Hours



2010 Meeting Dates

January 18 – Officer Elections

April 19

June 21

September 20

October 18

November 22 – Annual Meeting



Open Discussion

Thank you for coming!