



The Bailey's Grove Times

The Official News & Notification Forum of the Bailey's Grove Prop-

Annual Meeting Agenda

- Call to Order
- Property Management Report
- 2011 Budget
- Committee Reports
- 2011 Board Meeting Dates
- Membership Comments
- Adjournment

“Never doubt that a small group of thoughtful committed citizens can change the world. Indeed, it is the only thing that ever has”

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Enclosures:

Proxy

2011 Annual Meeting Announced

The Annual Meeting of the Bailey's Grove Property Owners Association will be held:

TUESDAY, NOVEMBER 23, 2010
Bailey's Grove Clubhouse
5353 Bailey's Grove Drive
7:00 P.M.

The purpose of the annual meeting is to discuss 2011 operations and the 2011 Association budget. If you are unable to attend the annual meeting, please complete the enclosed proxy form and return it to REALICO no later than November 23, 2010, or your designated proxy may bring the proxy form to the meeting.

2009 Annual Meeting Minutes are posted on the BGPOA website.

A **proxy** is a vote cast by one person on behalf of another. In the event of an election, a homeowner unable to attend the annual meeting would use the proxy form to indicate his or her vote for candidates to be elected to the Board of Directors. Regardless, if there isn't an election, a proxy form is used to establish quorum at the annual meeting. A **Quorum** is the minimum number of voting members that must be in attendance at the annual meeting for the meeting to be considered legal according to the requirements of the

Board Nominations

At its September 14, 2010 meeting, the Board acknowledged the expiring terms of Mike Caldwell, Tom Dunn, David Elles, Steve O'Connor, and Brian Toronyi. It was noted, Mike Caldwell, David Elles, and Steve O'Connor, along with Dirk Vaneyk and Chris West submitted their names for nomination consideration. Therefore, upon a motion duly made, seconded and unanimously carried, it was;

RESOLVED, that Mike Caldwell, David Elles, Steve O'Connor, Dirk Vaneyk, and Chris West be nominated to be placed on the Annual Meeting Election Ballot for election by the membership for the five expiring Board positions. It was noted and agreed, consistent with the past election process, nominations to be closed and no nominations would be taken from the floor. Further, it was noted that since the candidates would be running unopposed they could be confirmed by a voice vote by the membership at the Annual Meeting.

(Board nominee biographies on next page)

Board Nominee Biographies

Dirk VanEyck - 5853 E. Grove Drive SE

Born and raised in West Michigan, I have completed college and grad school right here in Grand Rapids. After completing extended internships in Sacramento, California, and Ontario, Canada, my wife and I decided to remain in West Michigan. We moved into Bailey's Grove a year ago and we've been constantly impressed with everything the neighborhood has to offer.

Since moving in, I've organized the BG Home and Garden Series in the clubhouse, helped organize the women's fitness group, and taken over the task of updating our signs at the entrances.

For the last year, I've been working as a new church developer starting Encounter Church. Encounter Church is supported by a dozen or so local churches with the vision of bringing people together. As the pastor of Encounter Church and as a resident of Bailey's Grove, my team was able to bring the 2010 Summer Celebration carnival to Endeavor School to the enjoyment of Bailey's Grove and surrounding neighborhoods completely free of charge to the association and to our guests. Encounter Church began holding services on 10.10.10 @ 10:30 in Endeavor Elementary School.

Steve O'Connor - 3525 Birch Knoll Dr. SE

My name is Steve O'Connor, I have lived in Bailey's Gove for just over 9 years in the single family home section. I was on the original Bailey's Gove Board of Directors and served one year as Treasurer. I left the board due to accepting a position in the Holland area which then limited my ability to make board meetings due to extended drive time. I have recently accepted a Director of Finance position with a Kentwood area company which is located in the airport business area; my wife also now works in Kentwood. I have four children, and we are all very active in the community. I am looking forward to rejoining the BGPOA Board and becoming an active member to improving our community.

Mike Caldwell - 5844 W. Grove Drive SE

Currently serves on the Board of Directors

Chris West - 5829 E. Grove Dr. SE

My wife and I moved into Bailey's Grove in April of this year and we both love living here. This past summer I have enjoyed the activities put on in the neighborhood and would want to have more planned in the future. I also like having sidewalks throughout the neighborhood and miles of trails nearby; these features make the neighborhood feel safe and pleasant. I am a graduate of Grand Valley State University and currently work as a Township Planner for Oshtemo Township (just west of Kalamazoo). On the job, I also work with the Parks and Recreation Committee. As a member of the Board of Directors, I would use the knowledge I have as a professional planner and involvement with parks and recreation to make Bailey's Grove a nicer place to live.

David Elles - 3431 N. Meadow Grove Drive SE

My name is David Elles and I have been a resident of Bailey's Grove for the past 5 years and have been on the Bailey's Grove Property Owners Association Board the past term. I have served on numerous boards throughout the Kentwood and Caledonia community and enjoy volunteering my time. I am a local State Farm Insurance Agent owning my own business for the past 10 years in Kentwood. I am married with three kids and we all enjoy the Bailey's Grove Community. I strongly encourage ANY and ALL to take part in the community by VOLUNTEERING your time on the board or other community events. YOUR community NEEDS YOU.

Welcome Corner

On behalf of the BGPOA Board of Directors, management and the membership, we warmly welcome the following co-owners to the Bailey's Grove community:

Randall & Molly Wisdom
3532 Meadow Grove Dr. SE

Robert & Karissah Holmes
5586 E. DeBlay Court SE

Elikplim Amenuvor
5469 Boxwood Court SE

Gary & Elizabeth Byma
3467 N. Meadow Grove Drive



Board Adopts 2011 Budget

The Board of Directors, at their October 12, 2010, meeting, adopted the 2011 budget in the amount of \$285,000.00, increasing the annual Association fee from \$250.00 to \$255.00. **The new Association fee shall be effective beginning January 1, 2011.** The Association fee for owners that use "ACH" to have payments automatically deducted from their bank account will be updated as of January 1, 2011. Please remember to record the new payment amount in your bank register.

The budget is posted on the BGPOA website, and the Board will also present details regarding the need to increase the Association fee in 2011. The Board of Directors will maintain all services at current levels and anticipates adding \$24,224.00 to the reserve fund. This fund is used to finance major expenditures on improvements to the property, such as common area repairs/replacements, signage, fencing, pool furniture, and to cover emergency expenses.

The Board recognizes that during these economic times, it is difficult to adopt an increase, however, future common area replacements would require a more significant increase, especially if the maintenance, repair/replacements were deferred.

The Board of Directors is mandated by the State of Michigan to maintain reserve funds equal to 10% of the Association's operating budget. Also, a healthy reserve can have a positive impact on the value of each home. The Board and management continue to work with our contractors to maintain services while keeping costs under control. You can help by making sure your maintenance fee payments are paid on time.

THANK YOU TO CO-OWNERS

Many thanks to all homeowners for supporting the Board and management, who adopted a responsible budget. Also, many thanks for each homeowner's financial responsibility, demonstrated by timely payments of the Association fee.

Upcoming Events

Date	Event	Time	Location
November 5 th	Happy Hour	7 pm	Clubhouse
November 23 rd	Annual Meeting	7 pm	Clubhouse
December 4 th	Adult Holiday Party	8 -11 pm	Clubhouse
December 12 th	Christmas Caroling	5:30	

Adult Holiday Party

For BGPOA resident adults, we will be hosting a holiday party at the clubhouse on December 4th, 8pm-11pm. We are having music, catered appetizers and standard mixed drinks. Join your neighbors for the final social event of the year, in a festive holiday atmosphere.



Christmas Caroling

Want to sing Christmas Carols to friends and neighbors in Bailey's Grove? Me too. On Sunday, December 12 @ 5:30 we'll spend an hour or so singing to our neighbors. Chili and Soup provided in the clubhouse afterward. Contact Dirk to sign up to sing or request a group to come to your house. 635.7005/ dirkvaneyk@gmail.com.

Happy Hour

Happy Hour at the clubhouse, 7pm. All BGPOA resident adults are welcome. Please bring your own beverage and an appetizer to share. Pop, plates, plastic ware, napkins, ice, music are all provided. Please come out and join your neighbors for some fun. You can get a group to play Texas hold 'em, euchre or sit back and relax visiting with your neighbors.



Open Mic Night

Happy Hour this January will come with a spin, an open mic. Bring your band, your voice, your magic tricks, or whatever you got to Happy Hour happening in January. Mic open to Bailey's Grove residents and friends of Bailey's Grove.



Taste of Bailey's Grove

Better than the Taste of Chicago, better than the Taste of Kentwood. The Taste of Bailey's Grove will leave your mouth watering for more. One of the best aspects of living in Bailey's Grove is the diversity of cultures right next door. Later this fall (November?) watch the sign boards and website for an announcement for the "Taste of BG." Plan to bring a dish to the clubhouse to share. This could be a family favorite or a dish that describes your culinary background. It could be an appetizer, entree or dessert. Just bring enough to share! Time and Date: TBA. Call or email Dirk for more information or if you would like a reminder when the date draws near: 635.7005/dirkvaneyk@gmail.com.

Lost and Found

A bike was found on Long Grove Drive at the end of August. Anyone who is missing a bike please call 656-1011 to see if it fits the description.

If anyone else is missing a bike please notify REALICO.



Mailboxes

The Board is currently reviewing some new mailbox options.



Homeowners who decide to change their mailbox before the new option is available, need to follow the current rules and regulations regarding mailboxes, which are noted in the Association's documents.

Parking

Parking on the street has been an ongoing problem around the Bailey's Grove Communities. The by-laws state that no vehicles shall remain parked on or along the roadway overnight, except in the event of **occasional** or unusual circumstances, such as parties or receptions that generate the need for off-site parking. Furthermore, no vehicle shall be parked on or over sidewalks or on any grassy area.

With snow around the corner, it is very important that residents do their best to avoid parking on the street to prevent creating issues during the snow removal process.

It has been brought to management's attention that parents parking along the 60th street entrance to drop off or pick-up their children from the school bus has become a potential safety hazard. Please be aware of and courteous to other drivers who use the 60th street entrance to exit the community for work each morning. Do not block turn lanes and remind children to cautiously look before crossing the street.



Wireless internet is now available in the Clubhouse.

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Villas of Bailey's Grove

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