

AUGUST 11, 2008

# Bailey's Grove South Review

*The Official News & Notification Forum of the Bailey's Grove South Condominium Association*

## BOARD ADOPTS 2009 BUDGET

The Board of Directors at its July 29, 2008 meeting adopted the 2009 budget in the amount of \$212,680.00, increasing the association fee from \$173.00 to \$180.00 per unit per month, beginning January 1, 2009.

**The new monthly association fee of \$180.00 is due as of January 1, 2009**, which marks the beginning of the new budget year. The monthly association fee for co-owners that use "ACH" to have payments automatically deducted from their bank account will be updated by REALICO to \$180.00 as of January 1, 2009. Please remember to record the new payment amount in your bank register.

Through careful planning, the Board determined that the increase to the monthly association fee is necessary to maintain services at their current levels while continuing to build capital expenditure and reserve funds. Capital expenditure funds are used to finance improvements to the property such as asphalt repair, roofing, landscape improvements and to cover emergency expenses.

### Thank You to Co-owners

Many thanks to all co-owners for the support of the Board and management in adopting a realistic budget and many thanks for co-owners financial responsibility in timely payments of the association fee. **Enclosed with this newsletter is a copy of the 2009 budget as well as a 2008-2009 budget comparison.**

## VOLUNTEER FOR THE BOARD!

Volunteers are needed to serve on the Board of Directors! Any co-owner interested in serving on the Board is asked to complete the enclosed candidate nomination form and return it to the Board of Directors in care of REALICO **before February 13, 2009.**

Candidate biographies will be included in the newsletter. Please include the following information: length of time you have resided in the community and any personal information you would like to share with co-owners. The Board will nominate candidates to be placed on the Annual Meeting Election Ballot.

**ENCLOSURES: 2008-2009 Budget Comparison • 2009 Budget • Candidate Nomination Form**

## TENTATIVE ANNUAL MEETING DATE

The 2009 Annual Meeting of the Members of the Bailey's Grove Condominium Association is tentatively scheduled for May 11, 2009.

Official notification with proxy will be mailed closer to the meeting date.

**Mark this date on your calendar and plan to attend!**



## WELCOME CORNER



On behalf of the Bailey's Grove Board of Directors, management, and the membership, the following new co-owner is warmly welcomed to the Bailey's Grove community:

**Rachelle Gay**

**3483 S. Lyn Haven Drive**

## PARKING RULES

No parking is allowed on the common elements. The only acceptable parking areas within the Bailey's Grove South Condominium Association Property are:

*Inside a unit's garage  
The limited common element driveway*

The general common element parking areas are for a co-owner's visitor or guest and are not to be used on a continual basis. "Continual parking" means parking that occurs more than two times within a seven (7) day period and which lasts four hours or longer each time it occurs.

**“Words have the power to both destroy and heal. When words are both true and kind, they can change our world.”**

## REALICO & HEGLUND-SOVA REALTY STAFF

Jim Heglund	Ext. 3	President
David Sova	Ext. 5	VP Condominium Sales
Deb Stone	Ext. 4	Property Manager/Accounts & Office Manager
Jake Heglund	Ext. 2	Property Manager/REALTOR
Greta Gillespie	Ext. 1	Maintenance Coordinator
Sallie Greene	Ext. 7	Property Manager
Tonya Davies	Ext. 6	Communications Director
Bob Burchfield	616.942.6636	REALTOR
Rhonda Steffens	616.822.7005	REALTOR
Ron Koroleski, I.C.	<b>480.1978 Pager (Emergencies only)</b>	Maintenance Supervisor
	Professional Property Maintenance, LLC	

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