

October 23, 2009

Villas Vidette

The Official News and Notification Forum of the Villas of Bailey's Grove

BOARD ACTIONS & POLICIES ANNUAL MEETING ANNOUNCED

Notice is hereby given that the Annual Meeting of the Members of the Villas of Bailey's Grove will be held at the Bailey's Grove Clubhouse, located at 5353 Bailey's Grove Drive, Kentwood, Michigan, on **Thursday, November 5, 2009 at 6:00 pm**. Registration begins at 5:45 pm.

The purpose of the meeting is as follows:

- Confirmation of Directors
- Other business as may properly come before the meeting.

If you are unable to attend the annual meeting, please complete the enclosed proxy form and return it to the REALICO office no later than November 4, 2009, or your designated proxy may bring the proxy form to the meeting.

A **proxy** is a vote cast by one person or entity on behalf of another. In the event of an election, a co-owner unable to attend the annual meeting would use the proxy form to indicate his or her vote for the election of members to the Board. If there isn't an election, a proxy vote is used to establish quorum at the meeting. **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 Condominium By-laws.

BOARD NOMINATIONS

The Board of Directors, at the September 9, 2009 meeting, discussed the expiring terms of Carolyn Rubin and Jim Thompson. The Board noted that no other homeowners submitted their name for consideration. A motion was made, seconded, and it was unanimously carried:

RESOLVED, that Carolyn Rubin and Jim Thompson shall be nominated to be placed on the 2009 Annual Meeting Election Ballot for confirmation by the membership to serve a term of three years when elected. In addition, since no other homeowners expressed any interest in serving on the Board; the nominations were closed, noting no nominations would be taken from the floor at the annual meeting.

Calls for Board nominees were included in the May 1, 2009 and October 1, 2009 newsletters.

BOARD DONATES TO SILENT OBSERVER

The Villa's Board donated \$250 to Silent Observer as a result of the recent and senseless vandalism in Bailey's Grove. All of the other Bailey's Grove Associations made the same donation, resulting in a \$1,000 reward for information leading to the arrest and conviction of those responsible for the vandalism.

ENCLOSURES: PROXY • 2008 ANNUAL MEETING MINUTES • 2009 BUDGET

BOARD ADOPTS 2010 BUDGET

The Board of Directors, at its October 8, 2009 meeting, adopted the 2010 budget in the amount of \$53,270.00, **increasing the monthly Association fee from \$115.00 to \$130.00, effective as of January 1, 2010.**

The amount of the monthly Association fee for homeowners who completed an electronic/direct payment form to authorize "ACH" (Michigan Automated Clearing House Association) to automatically deduct from their bank account, will be updated to \$130.00 as of January 1, 2010. **Please remember to record the new payment amount in your bank register.**

At the time the electronic/direct payment form is signed and then implemented, the homeowner authorizes account withdrawals and electronic adjustments (due to fee increases/decreases), under the rules of the Michigan Automated Clearing House Association (ACH).

BUDGET SUMMARY

Although the Villas of Bailey's Grove is a financially healthy community, it is always prudent to build reserve balances to ensure that the Association will be able to meet future capital expenditures. The Board of Directors is mandated by the State of Michigan to maintain reserve funds equal to 10% of the Association's operating budget. The 2010 budget allows projected reserve contributions totaling \$5,076.00. Also, a healthy reserve can have a positive impact on the value of each Villa. The Board and REALICO will continue to work with our contactors to maintain services while keeping costs under control.

THANK YOU TO CO-OWNERS

Many thanks to all homeowners for supporting the Board and REALICO, who adopted a responsible budget. Thank you to each homeowner for timely payments of their Association fees.

VILLAS SITE APPROVAL FORM

The Villa Site Approval Form has been revised. To download a form from the Internet, go to the Bailey's Grove Website at www.baileysgrove.com. Then go to Contacts, click on the Villas, and then click on the Villa Site Approval form. You can also call Marge LaBreck at 656.8661 or email her at mlabreck@comcast.net and she will get you a copy of the form.

GROUNDS & MAINTENANCE CORNER

2010 CONTRACTS

The Board has approved the following contracts for 2010:

Weed and Feed Lawn Care LLC - Five (5) applications of fertilizer. Crabgrass and weed control in the spring and early summer.

JP Landscaping - Bi-weekly garden maintenance and spring mulch application.

Bartlett Tree Service - Tree trimming and maintenance.

JLH Lawncare and Landscaping - spring (April) cleanup, lawn cutting, and bi-weekly edging of sidewalks, curbs, and driveways.

SNOW REMOVAL SERVICES

JLH Lawncare & Landscaping will provide the following snow removal services:

- Plow the roads, driveways, and walkways when there is an inch and ½ or more of snow.
- JLH Lawncare & Landscaping is committed to plowing our snow as soon as possible. For most snow storms they will complete their plowing by 6:00 am. If it is still snowing after 2:00 am, they will finish plowing around 9:00 am.
- The same individual will plow the roads after each snow storm. This will allow him to become familiar with all of our roads and driveways.
- Salt will only be used when necessary.



TREATMENT OF OUR PEAR TREES



The Board has approved the treatment of the diseased pear trees in 2009 and 2010. This treatment is completely weather dependant. The target treatment time is when the leaves turn color in the fall. Before that, the treatment will be entirely futile, as the mites will be well protected within the leaf. Also, when the pear leaves turn color, we have to wait for suitable spraying weather – not too wet or windy, and that can be a challenge this time of the year. Just think back over the last few weeks!

RECYCLING SCHEDULE

Recycling days are Friday, November 6 and Friday, November 20.

Please remember to secure your recycling bags.

HOLIDAY MAILBOX DECORATIONS

We are going to decorate the mailboxes throughout the Villas with evergreen swags, at no cost to the homeowners!

This year's swags are all new – lighter evergreens, a bright red velvet ribbon, and sparkling berries. We have devised a new way to attach them to the mailboxes so they will not slip down. We will make 22 swags and attach them to the mailboxes that face you when you drive into the Villas on Mill Point Drive and Mill Point Court.

If you would like to help us make the new swags, please join us for a holiday mailbox workshop on Tuesday, December 1. We will meet at the Brady's (3550 Mill Point Dr.) at 1:30 pm. You do not have to bring anything; we will have the supplies ready. Just come for a little work and lots of fun!

The swags will be attached later in the week, weather permitting. If you cannot make it to the workshop, and would like to help us attach the swags, call Marge at 656.8661 or call Dorothy at 698.7880.

SOCIAL EVENTS & ACTIVITIES

The Villas Men's Club – Educational Series

The Villa men will meet on November 2nd and November 16th at the clubhouse from 6:00 pm to 8:30 pm. Pizza will be ordered. Please bring your own drink.

Men's Club Luncheon

The Villa men will meet for lunch at New Beginnings on Tuesday, November 10th at 11:30 am. New Beginnings is located at 4415 Broadmoor in Kentwood. If you have any questions about the luncheon, please call Connie at 554.0792 or Jerry at 656.8661.

Happy Hour

Our Happy Hour will be held on Wednesday, November 18th from 6:00 pm to 8:00 pm at the clubhouse. Please bring an appetizer to share and your own drink. **Please note that the day of our Happy Hour was changed back to Wednesday. There will be No Happy Hour in December because of the Christmas Party early in the month.**

Book Club

We will meet for book club on November 11th at the clubhouse from 2-4 pm. We will be discussing the book, The Forgotten Garden by Kate Morton. A tiny little girl is abandoned on a ship headed for Australia in 1913. She arrives completely alone with nothing but a small suitcase containing a few clothes and a single book – a beautiful volume of fairy tales. She is taken by the dockmaster and his wife and raised as their own. On her 21st birthday they tell her the truth, and with her own sense of self shattered, and with little to go on, "Nell" sets out on a journey to England to try and trace her story, and find her real identity.

Christmas Party

Our Christmas party will be held on Friday, December 5th. Invitations will be sent out the second week of November. We hope to see all of you there!!

REMINDERS



Please continue to save the **large** (from the Sunday paper) plastic newspaper bags. You can bring them to Marge's house (5987 Mill Point Ct.) or give her a call at 656.8661 and she will pick them up.

PROPERTY MANAGEMENT INFORMATION

REALICO, Inc.

Mary Harrison, Property Manager
2025 East Beltline SE, Suite 208 • Grand Rapids, MI 49546
616.942.6636 ext. 5

MAINTENANCE EMERGENCIES:

RON KOROLESKI, PROFESSIONAL PROPERTY MAINTENANCE LLC
616.480.1978 (pager)

An estimated 1,000,000 dogs in the U.S. have been named as the primary beneficiaries in their owner's will.