

South Point Homeowner's Association, Inc.

Established March 2003

South Point Homeowner's Association, Inc. Governs the 1st, 2nd, 3rd (part 1), 4th, 5th, 6th, 9th and 10th Filings Only
www.southpointsubdivision.com

December 2007 Quarterly Newsletter

PRESIDENT'S MESSAGE

By Stacy S.

Your current Board has seven members and there are three vacancies to be filled in 2008, as one board member is retiring leaving us with six members. Any homeowner in good standing of South Point Homeowner's Association is eligible to run in this election.

Serving as a Board member gives you direct impact and influence on how South Point business is handled. While having management, accounting, financial, or construction background is helpful, no special training is required other than your willingness and availability to serve your term.

The Board has the authority to direct South Point business which includes maintenance and financial oversight, rules enforcement, and architectural design approval.

The Board meets monthly to review South Point business, make decisions, and enact policy. On occasion, a special meeting may be called to deal with an urgent matter that cannot wait until the next regularly scheduled Board meeting.

The President has the authority to act on behalf of the Board between monthly meetings as long as the matter is authorized by the governing documents or is in line with the approved budget.

All South Point members have an obligation to serve in some capacity. We sincerely hope that you will consider running for the available Board positions or to serve on the ACC. If you are interested in running, you may be nominated by yourself or another homeowner. Candidacy Notices are available on our website or you may contact SPHA to request that a copy of the form be mailed or delivered to you. Completed forms must be received by January 5, 2008, prior to the Annual Meeting.

Keep in mind that the Board of Directors cannot do it all or all alone. We all have regular full-time jobs and

families, and fit the additional responsibilities and duties into our already busy schedules. Volunteers are always needed.

You may wonder how we find the time. Well, it's not always a matter of how – we just do, because we know the work must be done. Dedication, willingness, and teamwork are necessities.

If you would like to get involved, but are concerned about time constraints, keep in mind this does not mean you have to sacrifice every minute of your spare time or take away from your family or favorite activities. Any amount of time you delegate to serving on a committee or on the Board is part of your investment into the neighborhood. Your involvement and participation is needed. With the New Year right around the corner, please give serious consideration to becoming actively involved in 2008.

ARCHITECTURAL CONTROL COMMITTEE

There are various ongoing projects that we have worked on in 2007, either alone or in conjunction with the Developer, which will continue in 2008. Some of those projects include:

- Pond clean-up and routine in-water maintenance.
- Electrical sources installed and finalized in three ponds in which fountains have already been installed.
- Fountains and electrical sources placed in remaining three ponds.
- Park benches installed in all four cul-de-sac islands.
- Repairs to drywall cracks on both entrance signs.

VOLUNTEERS NEEDED

Volunteers are always needed for new, ongoing, or routine projects as the situation or need arises. Please consider giving a little of your time to help. A Volunteer Form can be found on our website or you can contact the Board to sign up.

To all Residents of South Point Subdivision



Merry Christmas
Happy Hanukkah
Happy Kwanzaa
and Happy New Year!

SOUTH POINT HOMEOWNER'S ASSOCIATION, INC.

Notice of Annual Meeting of Members

NOTICE IS HEREBY GIVEN, that the Annual Meeting of Members will be held at the following date, time and place, at which time the polls will open for the election of directors, as well as business of the membership and approval of the proposed 2008 Budget. Members and candidates may witness the Member registration and the review, counting and tabulation of Secret Ballots by the Inspector(s) of Election at this same date, time and place.

DATE: Tuesday, January 8, 2008

TIME: 6:30 p.m.

PLACE: Gray's Creek Elementary School – Cafeteria (parking will be available in the visitor lot)

The polls for election of directors will close 7:30 p.m. or at the discretion of the Inspector(s) of Elections.

As of the date of mailing of this Notice of Annual Meeting, no Candidacy Notices were received for nominations to the Board of Directors. Nominations from the floor at the Annual Meeting will be honored. At that time, nominees will be required to read their Candidacy Statements prior to the vote.

The Proposed 2008 Budget has been provided in the December 2007 newsletter and on our website at www.southpointsubdivision.com. Residents who wish to vote on the Proposed 2008 Budget by Absentee Secret Ballot or Absentee Secret Ballot by Proxy, without the benefit of participation in discussions that may occur at the Annual Meeting, may utilize this right.

**Southpoint Homeowner's Association
2008 Budget**

	<u>Budget 2008</u>
Revenues	
Dues	41,775
Cash on Hand	<u>20,000</u>
Total cash available	61,775
Expenses	
Accounting Fees	1,500
Insurance	12,000
Legal Fees	5,000
Office Equipment & Supplies	300
Postage & Delivery	1,500
Police Patrols	6,240
Printing & Duplication	1,000
Repairs & Maintenance	15,000
Social Events	350
Subscriptions	50
Utilities	7,500
Web Services	200
Welcoming Committee	150
Miscellaneous	200
Pesticides	5,000
Reserves for Beautification and Improvements	<u>5,000</u>
Total Expenses	<u>60,990</u>
Net	<u><u>785</u></u>

- REMINDERS-

Annual Meeting – Tuesday, January 8, 2008 at 6:30 p.m.
Gray's Creek Elementary School - Cafeteria

South Point Shopping Center
Watch for the Grand Opening - Anticipated late January 2008!

SOUTH POINT HOMEOWNER'S ASSOCIATION
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