

## **Country Acres Homeowners Association – News – May 2015**

Spring is sprung; snow and ice are done; robins roam; and chicks will come.

### **Dates to Remember:**

1. Sunday, June 14: The annual neighborhood garage sale 8 a.m. – 2 p.m.
2. Sunday, June 14: Picnic at the Boat Landing (aka, the “Beach”) 5-7 p.m.  
Bring a dish to share. We’ll discuss ideas your board has been considering to improve the Boat Landing area.
3. Sunday, July 19, Watermelon Feed on Wayne & Hazel Wright’s patio, 5-7 p.m.
4. Sunday, Sept. 13: Fall Picnic at the Landing (as usual), 5-7 p.m. Bring a dish to share.
5. Sunday Oct. 25: Annual Town Hall Meeting, 5-7 p.m., probably at Hildebrand Hills Community Center.

CAHA Board meetings are currently scheduled for the 3<sup>rd</sup> Tuesday of every month, except December, at 7 p.m. at the home of Hazel Wright. Come join us if you want to see what your Board members are doing, or if you have suggestions or issues. You can also call a Board member – see 2<sup>nd</sup> page below.

### **CAHA Membership Dues and Water Bills:**

Annual dues notices were mailed, and so were the regular quarterly water bills. PLEASE PAY as soon as possible. Your timely payments are necessary for proper funding of our annual community and water system operating expenses.

REMEMBER, a CAHA member gets a lower water bill; a CAHA member has a voice and a vote in our association; a CAHA member has access to community events (listed above) and the lake for recreational use. It is IMPORTANT to BE A MEMBER and pay the annual dues so we can provide upkeep for the community to do what we can for our enjoyment and property values.

### **Board Meetings:**

The CAHA Board of Directors met in January and April for reports on the water system, lake and grounds operations, to receive the Treasurer’s reports, and to consider CAHA neighborhood events, improvements and communications.

At the April meeting, the Treasurer reported total cash in checking and savings accounts at \$14,802. CAHA also has certificates of deposit of about \$152,000, including interest accrued. The CD’s are in CAHA’s reserves for water system major maintenance and replacement.

Major 2015 expenses through April 21, were:

- \$7,190 for 2015 lake treatment contract and state permit,
- \$3,430 for casualty & liability insurance policy annual renewal,
- \$900 for 2014 professional dam inspection, required every 5 years by the state,
- \$559 to refill propane tank at the water system pump house, and
- \$325 for 2014 income taxes paid when the Federal tax return was filed.

The Board approved the 2015 lake treatment contract at its January meeting at the same cost as for 2014. It was approved to be paid as a lump sum to achieve a discount on the price. The treatment contractor is the same as the last year.

**Other Matters from the April Board Meeting:**

The dam inspection from Hewitt Engineering was presented. In summary, Hewitt reported that the Painter Lake dam “overall, was in very good condition.” The report included a few recommendations our attention.

There were some winter weather-related heating issues in the pump house in January. These were addressed, thankfully, by our Water System Director, Don Starlin, and other technically proficient CAHA members.

Mowing the community property will start soon. First mowing of the dam area was done the week after our Board meeting by Grounds Director, Mike Clancy.

The CAHA website needs to be updated for last year’s \$10 increase in annual dues, to post the amended CAHA restrictions/covenants, and for a few other details. Update information was provided by Secretary Temple the week following the meeting. [www.countryacresatpainterlake.com](http://www.countryacresatpainterlake.com)

**CAHA Officers and Directors:**

|                                      |              |
|--------------------------------------|--------------|
| Sharon Cochran, President            | 471-1747     |
| Douglas Janssen, Vice President      | 269-325-7003 |
| Jim Temple, Secretary                | 471-5164     |
| Jerry Thayer, Treasurer              | 473-2516     |
| Mike Clancy, Director – Properties   | 471-4241     |
| Paul Hoge, Director – Lake           | 471-7362     |
| Don Starlin, Director – Water System | 471-5052     |
| Hazel Wright, Director – Social      | 471-7260     |