

Country Acres Homeowners Association – News – Feb. 2015

This is an update since the October newsletter and the last Town Hall Meeting.

Dates to Remember:

We enclose a calendar of 2015 events currently scheduled for CAHA, including Board meetings, the annual neighborhood garage sale, a watermelon feed, a picnic at the CAHA landing, and the 2015 Town Hall Meeting.

Oct. 26, 2014 Town Hall Meeting:

The members unanimously re-elected three Directors, Don Starlin, Jerry Thayer and Hazel Wright. Nominations were solicited, and we received no others, although we have an unfilled vacancy for a 2-year term. Any CAHA member who would like to be considered as a Director for that term, please contact one of the other Directors, listed at the end of this newsletter.

We received reports from the CAHA Board of Directors on finances, community grounds and lake maintenance, water system operations, social activities, and the amendment of Country Acres restrictive covenants (more below). A meal was served and enjoyed.

There were questions and answers about the proposed amended restrictions, and all members present either turned in their signed approvals or already had mailed them to the CAHA Secretary.

The Treasurer reported that CAHA had operating and reserve cash balances totaling \$161,935, as of September 30, 2014. Following the financial report, it was approved; and another motion was seconded and approved to add funds to the water system major repair and replacement reserves to the extent that receipts for 2014 will exceed expenditures.

The Secretary reported, among other things, that CAHA's 2013 corporate income tax return had been filed timely with the IRS.

Amended Restrictions (Covenants): Enclosed with this newsletter is a copy of the recently amended Restrictions, which were registered at the Berrien County Register of Deeds after the Board obtained the majority, or more, of approval signatures from lot owners, as required by Restriction No. 13. A majority was obtained from owners in each of the two platted subdivisions, CAHA (lots # 1-29) and CAHA No. 2 (lots #30-89).

Changes in the CAHA Restrictions had been highlighted in the October newsletter, which had been mailed to all owners. Also, copies of the amended Restrictions had been mailed with that newsletter.

The amended Restrictions replace the original Restrictions, recorded by the developers, and they “run with the land” (attach to the lots) in perpetuity, just like the originals. We appreciate it when residents are familiar with and abide by the restrictions.

Board Meetings:

The CAHA Board of Directors met in November and January for reports on water system and grounds operations, and received the year- end financial report in January. In November the Board re-appointed the officers and Directors to the same responsibilities for 2015 that they had in the 2014 (see below).

At the January meeting, the Treasurer reported total cash and certificates of deposit of \$161, 016, and the Board authorized the transfer of water system income in excess of expenses to the water system’s major maintenance and replacement reserve. [In February, CAHA’s 2014 income tax return was filed with the IRS well before its due date.]

The Board also approved the lake treatment contract for 2015 at the same cost as for 2014.

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