

Grove Hill Gazette

Grove Hill Homeowners' Association • P. O. Box 2658 • Auburn, AL 36831

A Letter From the President

David Avery, President, Grove Hill Homeowners' Association

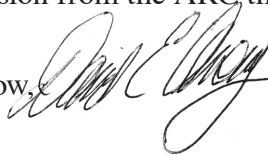
I hope everyone's year is off to a good start! If you were able to attend the annual Neighborhood Meeting earlier this month, you would know that we have an exciting and challenging year for our Association.

Barbara Arington, the Association's property manager has prepared another newsletter full of useful information. Barbara and the Board welcomes your input into keeping Grove Hill the friendliest and best maintained community in Auburn. Get involved in your neighborhood by volunteering as street captains and participating in the monthly meetings. Please note that the February meeting will be moved up one week so that we can all celebrate Valentine's Day with our sweethearts.

There continues to be a lot of construction in our neighborhood. As with all things involving change, please be patient. The Board is working hard to look after the best interests of the neighborhood. However, we can only deal with problems that we are made aware of. You are the eyes and ears of the Association. If you see something either wrong or outstanding, let us know.

I remind everyone to have the Architectural Review Committee review plans for exterior upgrades and enhancements before starting work on your new investment. As I told everyone at the neighborhood meeting, it is much easier to get permission from the ARC than to ask for forgiveness from the Covenants Committee.

Wishing it was time for Spring Fling now.



Why Are There So Many Signs on the Walking Trail?

There have been numerous complaints about the excessive number of signs along the walking trail. It is definitely an eyesore and does nothing to improve the look of our neighborhood. Please note that the addition of these signs was not a project supported by the Grove Hill Board of Directors. The funding for the walking trail was provided by a grant from the federal government and the signs

were installed by the City of Auburn as required by the federal grant used to fund the walking trail project.

At the recent Grove Hill neighborhood meeting, Auburn City Council representative, Gene Dulaney reported, the signs are necessary until the Alabama Department of Transportation accepts the project and then the City Engineer, Jeff Ramsey can re-evaluate and address the redundancy and height of the signs. Some signs may be eliminated, some

removed and replaced by painting on the concrete, and some may be replaced with a bollard. The minimum sign height is 4 feet, so hopefully the remaining signs can be placed at this height. The remaining signs will be made decorative to match the other signs in the neighborhood. Thank you all for your calls and concerns about this situation and please know that the Board is working to "fix" this problem.

All wooden privacy fences must be landscaped with evergreen shrubs that are spaced no greater than four feet apart (unless otherwise approved) and will obtain a height of no less than four feet.

All exterior portions of the privacy fence must be landscaped.

GHHA Board Meeting Summaries



The Grove Hill Homeowners' Association Board of Directors meets regularly on the 2nd Tuesday of each month beginning at 7:00 p.m. at the Clubhouse. Time is set aside at the beginning of each meeting for comments or questions from residents. **Here are the highlights from October 2005 – January 2006 meetings.**

October Meeting

Clubhouse repairs were approved to include a new roof, exterior painting, interior painting, adding a storage closet, faux finish in bathroom and replacing rotten wood at doorway, columns, and windows. Gary Bridges will be stepping down as ARC chair in 2006. Jack Downes will serve as chair in 2006.

November Meeting

2006 GHHA Budget Proposal presented to Board. The Board will review and vote on the proposed budget at the December board meeting. Requested nominees for Grove Hill Board. Four (4) board vacancies to be filled.

The clubhouse repairs are nearing completion. Gutters may need to be replaced. The Board decided to get several quotes from various contractors before making a final decision.

December Meeting

Signage for the walking trail is being installed as part of the federal grant program, which funded this project. It will be GHHA's responsibility to make the signs decorative to match the other signs in the neighborhood.

The Board voted and approved the addition of a kitchenette to the clubhouse to include a refrigerator and microwave.

Jack Downes with the ARC reported that several requests for approval have been received for new fence construction.

The Board reviewed, voted and approved the 2006 GHHA Budget.

January Neighborhood Meeting

Sharon Oswald, GHHA Board President gave an overview of projects and accomplishments for 2005, such as the pool restroom being completely renovated, pool fence being painted, stop signs being refurbished and painted, and the clubhouse renovations. Sharon also reported on the complaints about the signage on the walking trail. Auburn City Council representative, Gene Dulaney reported that the amount of signs and the height of the signs were being discussed with other city officials... (please see page 1 for more on this topic)

Each committee chair reported to the residents. Kathey Davidson, Landscape Chair, reported landscaping projects slated for 2006 include renovating the front entrance, installation of planting beds in front of the utility boxes, correcting the water drainage problem at the clubhouse and adding additional planting beds in the new section of Grove Hill.

The Grove Hill Homeowner's Association Board of Directors for 2006 is as follows:

President David Avery	ARC Chair Jack Downes
Vice President David Rohling	Keith Camp Sean Foote
Treasurer David Norris	Jeffrey Howell Charlie Perry
Social Committee Chair Tim Chambliss	Sharon Oswald Randy Simpson
Landscape Committee Chair Kathey Davidson	Ryan Sparks

GHHA Covenant Violation Notice

Mailboxes

The Board will begin issuing covenant violation notices to residents who's mailbox is in ill repair and not compliant with the neighborhood covenants. Proper appearance of the mailbox includes the mailbox itself, the pole, iron work and proper lettering. Many are faded and barely on the stand, others have doors hanging by its hinges. Grove Hill has a new contractor to handle mailbox repairs, so if you are too busy or are not able to make the repairs, please contact **Luke McAlister at 319-1100**. If you would like to make the improvements to the mailbox yourself, here are a few things you can do to get your mailbox back compliant with our neighborhood covenants:

1. If your mailbox is rusted or dented, don't try to paint it – simply purchase a metal (no plastic) mailbox at Lowe's that is the same size/style as the others on your street. Make sure you attach the mailbox to the pole securely so that it doesn't rock when the

GHHA Covenant Violation Notice *cont.*

mail carrier opens it to get your mail. Do not apply stick-on letters on your mailbox – this is against neighborhood covenants. Please contact Luke McAlister, he can print a new house address for your mailbox.

2. The pole should be sanded and painted with black satin-finished oil-based paint.
3. If your street has the cast iron mailboxes you must contact Luke McAlister to have that style repaired.

As with any well-established neighborhood it is necessary to make improvements to keep it looking its best. Remember that all mailboxes should be of the size and style originally approved by the Association. Again, the lettering on your mailbox must be custom lettering (certain font and size) and can be purchased from Luke McAlister as stated above.



Be compliant with the neighborhood covenants; mailbox repairs & new lettering needed for entire neighborhood

2006 GHHA Budget

Grove Hill Homeowners Association 2006 Budget

Account	Title	Budget 2006
Income		
	GHHA - Registration Fees	6,000.00
	Clubhouse Rental /Pool Party Reservation	2,000.00
	Annual Dues	168,525
	Late Fee Income	0
	Interest Income	500.00
	Total Income	\$177,025
Expenses		
	Mgmt Fees	24,000.00
	Social Activity & Entertainment	2,200.00
	Advertising	650.00
	Printing	2,000.00
	Postage & Delivery	2,000.00
	Telephone	1,500.00
	Legal Fees	1,000.00
	Other Administrative Exp	1,500.00
	General Maintenance & Repair	5,000.00
	Cleaning	1,000.00
	Landscaping Maintenance	45,000.00
	Landscaping Improvements	2,500
	Landscape Seasonal Color	2,000.00
	Irrigation Maintenance	1,000.00
	Locks & Keys	250.00
	Pest Control	500.00
	Pond Maintenance	2,000.00
	Pool Services & Cleaning	20,000.00
	Pool Maintenance & Repair	7,000.00
	Pool Supplies	9,000.00
	Electricity	8,000.00
	Water & Sanitation	6,000.00
	Bank Charges	100.00
	Property Taxes	3,500.00
	AL Corporate Taxes	50.00
	US. Homeowners Assoc. Tax	200.00
	Insurance	3,100.00
	Capital Expenditures	2,500.00
	Total Expenses	\$153,550.00
	*Net Income	\$23,475.00

*Note: There is a \$23,475 difference between the projected total income and the total projected expenses for 2006. This amount will used as a reserve for contingencies.

A message from the Property Manager

I hope that everyone's 2006 has gotten off to a wonderful start. As Grove Hill Board President David Avery stated on page 1, we have several improvements that we plan to make this upcoming year. We also welcome your involvement! Please consider getting more involved in your neighborhood – join the Grove Hill Board, volunteer on one of the many neighborhood committees, attend this year's Spring Fling, organize a street party – you can help make decisions to make Grove Hill the best it can be!



We need your help with the continuing vandalism that is occurring around our neighborhood -- with the latest being someone riding and tearing up the turf in the common area at the clubhouse. As a Grove Hill resident, please continue to contact Auburn police (501-3100) to request additional patrol of our neighborhood. The more people that call and make this request, the more patrol/coverage that the police will provide. Please report any suspicious activity to the Auburn Police, as well. Also, we are a no-solicitation neighborhood. If someone tries to visit your home to make a solicitation, please contact the Auburn Police immediately. We do have a sign posted that states that our neighborhood should not be solicited.

On another note, thank you to all that have reported street light outages to me. If you notice a street light is out, please tag or mark it with red or orange ribbon and either call or email me with its location (street name/address) and I will contact Alabama Power to report the outage. Keeping our street lights working, helps to keep Grove Hill a safe place to live!

If you have questions, need assistance, or need information regarding renting the clubhouse, please do not hesitate to contact me. Contacting me is simple, either call me at 826-5884 during normal business hours or email me at barbara@grovehillhoa.com. Please note that I work part-time as the Property Manager for Grove Hill. If I am not available, please leave me a message and I will return your call/email as soon as possible. I hope everyone had a wonderful holiday season. Happy New Year!

Barbara Arington, Property Manager, Grove Hill Homeowners' Association

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**Avoid Late Fees
PAY
HOMEOWNERS DUES
BY JANUARY 31**

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