

STRAUS PARK NEWSLETTER

JULY 2006

Master Association – May 18th Meeting

The Master Association May action items were ratified during the June meeting. (Since the minutes are legal documents, they cannot be published until after they have been ratified, which occurs at the following month's meeting.) The following are the results of those action items:

- Treasurer, Jack Lockett, stated that the figures requested by the Board for the start-up cost of an onsite manager's office as estimated by IPM would be approximately \$8,240. His analysis of the 2006 budget based on first quarter expenses indicated that sufficient unspent funds would be available to cover startup costs this fiscal year. It was also reported that the investments continue to do well on interest income.
- Nina Shippen, Co-chairman of the Beautification Committee, presented a proposal for maintenance landscaping of the tennis court slope and the berm on Pine Mountain Trail next to the pump house. Her proposal was accepted by the Board. A committee was formed to meet with William McKee, the developer of Straus Park, to discuss the issues of his ongoing responsibility for the dredging of the lake, the road maintenance, and the above-mentioned landscaping.
- Final revisions to the Bylaws and Covenants are being prepared for approval by the Board before being sent to an attorney for assurance of legality. They will then be presented to the residents and property owners for approval.
- Decision was made by the Board to accept the proposal of ECS to look at the damage and leakage at the dam and make recommendations on any necessary repairs (cost of this service would be \$1,250).
- Discussion of the IPM onsite manager's office was tabled until the next month's meeting, since no agreement could be reached. The additional \$400/month telephone expense required by the telephone and data system was of particular concern, as was the additional monthly heating and cooling cost.
- Approval of the contract for maintenance of the tennis courts was tabled until a written contract is received.
- The Board decided more information was needed before making a final decision on the offer by the American Legion to donate a large American flag to Straus Park.

Market Street Update

Poppies Market has exceeded our expectations as a most welcome addition to Straus Park's Market Street. Congrats and thanks to Nancy and Joe DePippo and to Joy and Randy Baron.

Drywall is being hung in Building 4, and painting of the outside was set to begin last week. Sidewalks were to be poured as well. Businesses are expected to open in August. Contact Billy Harris at 828-885-2525 with questions concerning Market Street.

Calendar of July Activities

- Women's Bridge – Thursday, July 6th & 20th - 1:00 PM
- Master Association Board Meeting – Thursday, July 20th - 4:00 PM
- Reception for Glovers – Tuesday, July 25th – 5:00 - 7:00 PM
- ECC Meeting – Thursday, July 27th – 10:00 AM
- Couples Bridge – Friday, July 28th – 7:00 PM

Lake House Canoes

I have been asked to notify readers of the Newsletter that the canoes and kayaks secured on the dock and in the storage rack at the Lake House are private property and are not for general use of residents and/or guests. Please do not tamper with the locks.

Master Plan

So many of you seem to be unaware that the Master Plan, which contains the Straus Park Design Manual & the Straus Park Covenants and Bylaws, is available in its entirety on the official Straus Park website, strauspark.org. This plan is something to which we should all refer as responsible residents and/or property owners of Straus Park. It is available to anyone with access to a computer, so we have no excuse for not using it. Check it out, folks.

If you have any changes, additional information, or corrections for the newsletter, please contact the author, Adrienne Fiedler, at 884-4337 or at m81babe@earthlink.net. Thanks for your help.