

STRAUS PARK NEWSLETTER

September, 2006

Master Association – June 15th Meeting

The Master Association June action items were ratified during the July 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's report was accepted by the Board. It included the information that our earnings from the checking and ECC trust accounts, Long Range Fund Account, and CD's have earned higher than expected income. However, we are running over our 5-month budget due to unbudgeted or under-budgeted expenses, such as tree removal and replacement, audit and tax preparation, staining of Lake House exposed posts, etc.
- John Kerlin, Co-chairman of the Beautification Committee, reported on several problem areas around the Lake House. He stated that it was already too hot to do the planting around the tennis courts, but suggested that landscaping mesh should be installed. President Neumann said he would discuss the installation with Nina Shippen.
- Adrienne Fiedler stated that the final meeting of the Bylaws and Covenants Committee had completed the changes to the Master Plan. Jan Nickerson will enter the changes electronically, and will present the completed package to the Board for their review and approval. It will then be sent to an attorney to insure the legality of the new documents as written before presenting them to the residents of Straus Park for their approval.
- Bud Lawing, Chairman of the Lake House/Pool Committee, reported that considerable damage had been done to the Lake House during the last sponsored guest's party. The Board determined that the Committee should charge larger security deposits to larger groups to cover the cost of such damage, and that, in future, the sponsor of any party MUST be in attendance throughout the party. The Board requested a written contract from AC Janitorial Service which will replace All-in-One.
- Discussion of repair of the dam was tabled until the next Board meeting. A meeting with the developer during that time may offer more answers as to where the responsibility lies for the cost of this repair.
- The written proposal from Straus Park Landscaping for the maintenance of the tennis courts was received and accepted.

- President Neumann moved to establish a Policies and Procedures Manual which would be a set of principles for the social and administrative activities authorized by the Straus Park Master Association and the step-by-step method for following these principles. Motion carried.

- The Board moved to have its communications (with the exception of legal documents) sent electronically as opposed to through the postal service, due to the expense involved in having IPM mail out our correspondence.

- Discussion of an on-site office for the community association manager was tabled until at least November to allow for a less emotional discussion.

- Adrienne Fiedler presented five recommendations to make the Welcoming Committee practices better represent the Straus Park community. The Board moved to expand the committee to include a representative from each sub-association.

- John Fredley offered to have a paint company's representative come out to the Lake House to make recommendations for a proper finish for the two sets of doors at the pool end of the back of the Lake House. Johnny Combs has offered to refinish those doors at no charge, but their exposure makes this a recurring problem.

Calendar of September Activities

- Women's Bridge – Thursday, September 7th & 21st - 1:00 PM
 - Pot Luck Group – Sunday, September 10th – 6:00 PM
 - ECC Meeting – Thursday, September 28th – 10:00 AM
 - Master Association Board Meeting – Thursday, September 28th - 4:00 PM
 - Couples Bridge – Friday, September 29th – 7:00 PM
- (Please note the change of date for the Master Association Board Meeting.)

Pot Luck Group

The September Pot Luck Dinner will be held at the Lake House on Sunday, September 10th, at 6:00 PM, and will be hosted by the Eastmans, the Kerlins, and the Carneys. Their entrees will be Beef Pasta Bake and Chinese Chicken Casserole. Please RSVP to Tine Kerlin at 884-9811 to coordinate your hors d'oeuvre, salad, vegetable, bread or dessert. Soft Drinks and iced tea will be provided, but you must BYOB if you would like an adult beverage.

Second Annual Car Rallye

The Second Annual Straus Park Fun Gimmick Car Rallye will be held on Saturday October 21st (or Sunday, October 22nd in case of rain or fog). Meet at the Lake House at 1:30 PM for a 3-hour drive, while gathering answers to scavenger questions and

Transylvania trivia. Meet at a “mystery destination” for supper and prizes. See details on www.strauspark.org. Straus Park owners and guests are eligible to participate.

Hummingbirds

Remember, don't take down your hummingbird feeders in the fall. The hummers will migrate when they are ready, and they need all the nourishment they can get now.

For info on this subject, check out these websites:

www.wbu.com/edu/hummer.htm

www.hummingbirds.net

www.hummingbirdsociety.org

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.