

# DELOAKS NEWSLETTER

## APRIL 1, 2010

Greetings Deloaks Neighbors!

During this time of year, we're reminded of the age-old idiom by Alex Pope in 1732 that "Hope Springs Eternal". That doesn't mean the pollen will last forever! What we do see are new colorful flowers growing everywhere and green leaves again sprouting from all the plants and grass. The hope of something new and positive for us all is in the air!

The Deloaks Subdivision Board election is complete and your elected board for 2010 is Judy Ordoyne, Nancy Howard, Cal Campeaux, Tony Zelenka, and Todd Hornbeck. Thank you all for your overwhelming participation in the election process.

Let's also take this time to thank our 2009 board members: Nancy Howard, Greg Chiasson, Tony Zelenka, Michael Sistrunk and Todd Hornbeck. They contributed much time and effort last year for the betterment of our subdivision and quality of life. A special thanks to our outgoing board members: Greg & Mike. Thanks again guys for your time and talents!

Your 2010 board has been actively engaged with each other since the election in mid February discussing the transition, budget, existing business arrangements and possible new initiatives to enrich our subdivision and quality of life. Below are some updates on those discussions and the business of your board.

- ◆ High priority and immediate action was placed on repair of the "Deloaks" subdivision sign. We took a different tactic for replacement of the signage due to existing damage, continued costs & risks of existing lettering, safety, and sign presentation. The new sign is in place and we hope you are pleased with it. It really makes a nice presentation at night!
- ◆ We are planning a subdivision meeting at Mandeville High before the end of May. This will be a great format to discuss our subdivision needs, priorities and reacquaint with our neighbors. Dates are being discussed and we will post a sign in front of the subdivision to communicate final date when confirmed. We sincerely hope you can attend.
- ◆ We have a current, working budget for 2010. Current analysis of our budget reveals several trends that directly affects our business which you should be aware:
  - Account receivables (uncollected dues) are growing since Dec., 2008 to now
  - We are currently running 3 times normal historical average for uncollected dues
  - Late and uncollected dues are causing cash flow shortages hindering payment of bills
  - Late and uncollected dues are causing large receivables for Late/Delinquent fees

The budget is currently under intense analysis by the board for cost containment and savings. Prudence with our money is in order to hedge against cost increases and uncollectable account receivables. Your board recognizes that the state of the times have negatively impacted many of our neighbors. To that end, we are taking the following actions with our budget:

- Because of inconsistent predictability with receivables, we are maintaining a small balance (\$1,500.00) in the budget to offset cash flow shortages throughout the year to meet our obligations.
- *In order to encourage everyone with LATE DUES to pay their DUES up to date, the board has enacted a one time AMNESTY for ALL DELINQUENT / LATE FEES. If you pay your DUES up to date by May 15, all unpaid delinquent / LATE \$15.00 and larger FEES are waived.*

Your 2010 Deloaks Board looks forward to working with all our neighbors this year. If you have any comments, concerns, ideas or feedback for us, please feel free to call, email or 'talk on the street' to any of us when you see us. This is a time for neighbors helping neighbors!

### **SOME HELPFUL REMINDERS:**

1. **I'M UPDATING ALL RESIDENT EMAILS. PLEASE SEND YOUR NAME & EMAIL TO ME ASAP AT: [MAILTO:CCAMPEAUX@BELLSOUTH.NET](mailto:CCAMPEAUX@BELLSOUTH.NET).**
2. **WITH SUMMERTIME COME ALLERGIES AND LOTS OF CHILDREN PLAYING. BE ALERT FOR KIDS!**
3. **ENJOY THE BOAT LAUNCH AND DO WHAT YOU CAN TO HELP MAINTAIN YOUR BOAT LAUNCH!**
4. **LOOKOUT FOR THE SUBDIVISION MEETING DATE AND TIME BY THE DELOAKS SIGN.**

**HAVE A SAFE SUMMER!**  
**DELOAKS BOARD**