

January 17, 2012

Persimmon Hills Improvement Association, Inc Newsletter



Growing Our Community ...

PHIA BOD is looking for ideas for community activities for 2012. Involvement through planned activities will help our community in growing together. Any input for activities is greatly appreciated and can be expressed through our email address and at our open BOD Meetings.

Members that have not yet signed up for official email correspondence with PHIA can sign up by sending us an email.

Next Public BOD Meeting

(Food and Beverages will be provided)

Date: April 28, 2012

Time: 5:30 PM

Location: Will be Identified in Meeting Announcement
Agenda: Will be Identified in Meeting Announcement

Annual Dues Reminder

Annual Dues Deadline:
January 31, 2012.

**** Annual Dues Timeline
adjusted to align with the
spring tax deadline
submittal**

****Must be postmarked no
later than Feb 15th to avoid
late fees.**

Covenants and Restrictions

Due to complaints received from association members, the BOD will focus on enforcing the following covenants and restrictions this year:

1. Boat Parking – Article III, p 3.15
2. Commercial Vehicle Parking – Article III, p 3.15
3. Lot Maintenance (i.e. grass height) – Article III, p 3.5
4. Trash Removal and Storage – Article III, p 3.12

Warning letters will be issued to all concerned parties. All members are responsible for knowing and following the By Laws, Covenants and Restrictions which can be emailed to you by request.

By Law . Covenant and Restriction Updates

Article 8, Section 7 voting to change the Audit requirement is on-going. We currently have 19 of 56 required votes in favor and 4 against. A copy of the ballot can be emailed to you. Please vote since this change can save the community \$400.00 per year annually.

P.O. Box 1133
Mechanicsville MD 20659
Persimmon_hills@yahoo.com

PHIA BOD: John Gruzenski, President Joan Devlin, Vice President LuAnn Sawyer, Treasurer
Jackie Chembars, Secretary Sandra Outt, Communication Liaison
Member at Large: Marty Owens, Dick Copsey

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PHIA NEWS

PHIA welcomes back Sandra Strissel as our Resident Agent.

Dick Copsey has been selected to fill the vacant BOD position.

Planned community activities will be discussed at the April BOD meeting.

Website status and plans will be discussed at next BOD meeting.

The BOD will be reviewing the scope of the front entrance maintenance contract and soliciting bids. If you are interested in receiving a copy of the contract requirements and would like to submit a bid, please email PHIA with a request.

What happened to the Bradford Pear Trees near the MetCom Pumping Station?

The trees were taken down due to excessive damage and will be replaced in the spring.

The stumps still need to be ground. Anyone interested in grinding the two stumps should contact the PHIA through our association email address.

Is the community interested in having a cleanup weekend? The PHIA is looking into the cost of renting a dumpster to facilitate community clean up (paid for by PHIA). Please email PHIA with your vote.

Send a email to PHIA using the subject line: "Clean Up" with a vote of "Yes or No"

We will be discussing these and other initiatives at the Annual meeting in April.

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PHIA NEWS

By Laws, Covenant and Restriction Updates:

As mentioned in the open Board meeting in September, the Board proposes that the By-Laws and Declarations be reviewed and updated. These documents are almost 20 years old and focused on protecting the investments of the builder. The Board feels they should be revised to more accurately reflect the needs and desires of the present members of the association.

At the open Board meeting in April 2012, the Board will propose a short list of recommended changes. During the April-July time frame, the Board will solicit additional recommended changes from the membership. All proposed revisions will be presented to the membership for a final vote in late September or early October 2012 during a special meeting. Further details of this activity will be discussed during the Annual meeting in April of this year.

PHIA Projected 2012 Operating Costs

•Grounds Maintenance	\$ 3,200.00	(Work Scope Under Review – Bids to be Solicited)
•National Night Out	\$ 500.00	
•Office Supplies	\$ 200.00	
•Postage – USPS	\$ 175.00	
•Utilities	\$ 550.00	
•Insurance	\$ 480.00	
•Website	\$ 200.00	(In Planning Phase – Cost is Estimated)
•Clean Up Weekend	\$ 600.00	(Estimate - Provisional based on Member Interest and Cost)
•Mosquito Control	\$ 500.00	(Estimate)
•Food, Beverages, Door Prizes	\$ 400.00	(Annual and Special Meetings)
•Legal Fees	\$ 600.00	(Estimate – Covering Dues Collection, By Law Updates)
•Management Reserve	\$ 670.00	
•TOTAL	\$ 8075.00	
•2012 Projected Income	\$ 8075.00	(95.00 per Member x 85 Members)
•2011 Carry Over	\$ 3376.95	

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