

# Foothills of Forest Parks HOA

PMB# 133 ♦ 60 CHELSEA CORNERS ♦ CHELSEA, AL 35043

[www.forestparkshoa.com](http://www.forestparkshoa.com)

Summer 2009

Hello again!

This is the second newsletter of the new Foothills of Forest Parks Homeowners' Association (HOA). In case you missed our first newsletter a brief recap is in order. The previous association was dissolved and a new association, unrelated to the previous one, has been formed to perform several important duties in our neighborhood. Some quick facts about the new HOA:

- Membership in the new HOA is not compulsory.
- The first priority of the HOA is to provide electricity and water to the entrances.
- The next priority is to maintain the plants and grass at the entrances.
- Other duties, based on funding, will be to provide other aesthetic items, such as replacing and maintaining decorative signs.
- The new HOA will NOT be responsible for covenants compliance.
- The new HOA will NOT be responsible for handling issues best handled by county/municipal authorities.

As you can see, the new HOA is very simple and focused on a limited set of functions. The original covenants that were filed with Shelby County by the developer are still in effect, while the amendments to the covenants by the previous association are not binding. Since the new HOA is not tasked with enforcing compliance of these covenants, enforcement of covenant violations will need to be handled by individual residents.

We want the new HOA to be positive, helpful, and non-adversarial. We believe it is essential to maintain the front entrances to keep Forest Parks thriving and to protect our property values. We welcome your membership and participation! The annual membership dues are \$150 per household. Please send your check (payable to Foothills Of Forest Parks HOA) to:

Foothills Of Forest Parks HOA  
60 Chelsea Corners PMB 133  
Chelsea , Alabama 35043

Current information, including copies of our Bylaws and the Articles of Incorporation are available at our new website, [www.forestparkshoa.com](http://www.forestparkshoa.com)!

## Your board members:

Shawn Brainard, President	Shawn McGuire
Richard Reece, Vice President	Janet Scott
Todd Shoemaker, Secretary	Mark Shannon
Mary Donaghe, Treasurer	Lisa Wilson
Cary Cowart	

**A Letter from Janet Scott, board member:**

As a long-time resident of Forest Parks, my family and I have grown to appreciate the unique beauty and quietness of the neighborhood, along with the many nice people that live here.

Since the HOA has been re-established in a different form, I decided to get involved. The board members collectively want to send a message to homeowners in order to restore faith and to encourage all neighbors to get involved in a new, successful organization.

The HOA board members (listed above) are dedicated to working as efficiently as possible to ensure that Forest Parks will be a better place to live and to own property. We are fortunate to have this very capable group of individuals dedicating their time and talents. Your support and encouragement go a long way in helping them carry out their tasks and goals. At the beginning of the summer, each of these volunteers planted flowers, added mulch, and removed weeds at the entrances. The sprinkler system and lighting have continually been serviced by Cary Cowart, Grady Gunnells and Shawn Brainard.

As retired homeowners, Richard Reece and I have removed litter and unwanted advertisements on County Road 43 on a regular basis. The road leading to our neighborhood is very scenic and is even more so without litter. This is important because in addition to our individual properties, two entrances play a prime role in determining the character and value of our neighborhood. These entrances should make a very positive impression on you and prospective home buyers and will continue to be a priority for our 2009 operations. The HOA has continued to make improvements to the entrances, but the curb appeal of our individual homes is each homeowners' responsibility. Various people have expressed that we are moving in the right direction, so let's keep it this way.

HOA dues have remained \$150 which are the lowest in the area. With your participation, the HOA can continue to light entrances and to maintain the landscaping. Information for mailing your dues is included in this newsletter. Please consider doing this in order to give your volunteer board members a chance to fulfill their responsibilities and continue to beautify Forest Parks. At our last meeting, I suggested that we begin a membership drive, so I have spoken with several homeowners who have agreed to support the HOA.

Financial information will be included in each of the newsletters and will also be distributed at meetings so that everyone can be aware of costs associated with the HOA. Once again, the HOA board members want to perform their duties in a professional manner and the financial information is considered a very important tool in order to restore confidence.

Thank you very much for your contribution in helping make Forest Parks a pleasant and attractive place to live. If you have any concerns or would like to attend board meetings, please email the HOA at [info@forestparkshoa.com](mailto:info@forestparkshoa.com). You may also contact the HOA in writing at the mailing address provided above. Your participation is welcomed!

Sincerely,  
Janet Scott

103 Woodbury Drive / 305-9058

# 2009 BANKING SUMMARY & BUDGET

## FOOTHILLS OF FOREST PARKS

	Actual	Budgeted	Notes
Beginning Balance	\$100.00	0.00	
Total income	5,700.00	16,050.00	
Total expenses	2,570.84	16,050.00	
<b>Ending Balance</b>	<b>3,229.16</b>	<b>0.00</b>	

### Income

	Actual	Budgeted	NOTES
Dues	5,800.00	16,050.00	
Late Fees	0.00	0.00	
Prior Year Dues	0.00	0.00	
Dues Paid in Advance	0.00	0.00	
Proration on Prior Year	0.00	0.00	
Newsletter Advertising	0.00	0.00	
Bank Reimbursement	0.00	0.00	
<b>Total income</b>	<b>5,800.00</b>	<b>16,050.00</b>	

### Expenses

	Actual	Budgeted	NOTES
ACC - Outsourced	0.00	0.00	
Administrative	298.00	600.00	
Beautification	910.53	2,500.00	
Social	0.00	100.00	
Welcome Committee	0.00	100.00	
Alabama Power	388.93	750.00	
Shelby Co. Commission	317.38	750.00	
Insurance	0.00	0.00	
Legal	650.00	1,000.00	SET UP NEW HOA
Insurance deductible reserve	0.00	0.00	
Additional reserves	0.00	0.00	
Bank Debit	0.00	0.00	
Bank Fees	6.00	0.00	
<b>Total</b>	<b>2,570.84</b>	<b>5,800.00</b>	