

◆ Teagues Grove Minutes ◆

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www.teaguesgrove.com

Summer 2009

TEAGUES GROVE BOARD OF DIRECTORS

John Hoyle, President

Tom Buckner, Vice President

Russ Woolard, Secretary

Kent Baker, Treasurer

Robert Stacy, Board Member

POOL

We are in the middle of a busy swim season. We are getting ready to power wash the deck and pool house. You may also have noticed the pool furniture is getting a little worn. We plan on purchasing new pool furniture prior to next year's season. This will be in the neighborhood of \$3-\$4,000. The Coke machine is stocked. If anyone loses any money in the machine, send an email to tghoa@bellsouth.net.

TEAGUES GROVE BEAUTIFICATION AWARD

Congratulations to 1347 Wineberry for winning the Q2 Beautification Award.

The Quarterly Beautification Award is a way to honor homes that are helping make Teagues Grove a more beautiful place to live. The award is sponsored by the TGHOA Board of Directors and overseen by the TG Landscaping Committee. Homeowners are invited to submit a nomination for a Quarterly Beautification Award. The Beautification Award is given quarterly

to recognize landscapes and/or architectural improvements that enhance the appearance of Teagues Grove. Each home within Teagues Grove is eligible for an award. Homeowners are encouraged to look at the judging criteria, scoring sheet and nomination form. Nominations are accepted in March, June, September and December. Go to the website for more details and nomination forms.

HOMEOWNER'S DUES

You may have noticed the HO dues increased this quarter. While we regret to do this, we felt it was necessary for several reasons:

- All expenses are increasing an average of 10% every year.
- We are power washing the pool deck/pool house soon at a cost of around \$500.

- We are purchasing new pool furniture Spring 2010 which will be in the neighborhood of \$3-\$4,000.
- We have no "cushion" in case of a major repair or unanticipated expenses. (See 2009 Expenditures below.)
- At the present time, we would have to "assess" all homeowners in case of a major repair at the pool

- or irrigation system.
- HO Dues have not been increased for more than 7 years. Keep in mind the increase is only \$5/month. Thank you for your support.

2009 EXPENDITURES SUMMARY THROUGH 7/16/09

	Dues Received	Expenses	# Houses Not Paid Dues		Account Balances
Q1	\$4,350.00	\$965.92	1	Community Bank	\$1,247.62
Q2	\$4,050.00	\$7,729.40	5	Suntrust	<u>\$277.32</u>
Q3	\$150.00	\$611.86	57	Total	\$1,524.94
Q4	\$75.00	\$0	-1		
2009 Totals	\$8,625.00	\$9,307.18	A negative # indicates advance payment.		as of 7/16/09

This is a summary only. The complete list of expenditures can be found at www.teaguesgrove.com and click on dues/budget.