



Crenshaw Manor Homeowner's Association

PO Box 1842

Wake Forest, NC 27587-1842

**Crenshaw Manor Homeowner's
Association
Annual Report of the Board of Directors**

Report of CMHOA Board for 2013

Annual Meeting – January 14, 2014

President's Report

In 2013, the Crenshaw Manor HOA Board had several role changes and new faces join its members. The new Board has held 3 open forum, quarterly meetings with the 4th upcoming as the Annual Meeting on January 14th, 2014. I feel we've continued the progress initiated by previous boards and have laid the groundwork for exciting improvements in the upcoming year, including enhancements to our entrance lighting and incorporating a refreshed logo with new signage.

In 2013, home values in our zip code have risen and slightly out-pace the state average. The forecast for 2014 is a continued increase, though at a slower rate. Our plans for aesthetic improvements within Crenshaw Manor, coupled with the greenway investment enhancing our walkability put us in great position to remain a desirable neighborhood to live in.

It has been my pleasure to serve as President of the Board in 2013 and I am happy to continue this position in 2014, should I be re-elected. Some of the remaining seats on the CMHOA board will likely change in 2014, as a few members will be stepping down and some changing roles. The board will present a slate of candidates for officers at the annual meeting, which is currently incomplete and listed at the end of this report. We are seeking volunteers to fill the open positions. At the annual meeting nominations can be offered from the floor for any office or feel free to contact me directly prior to the meeting.

I would like to thank all of the board members, as well as, the Architectural Control Committee for being diligent with their contributions and generous in volunteering their time.

A special thanks to Rik Rasmussen for managing our website and the neighborhood Yahoo Group, and to our previous President, John Wynings, for personally providing me guidance in transitioning into this role.

Communication Report

In 2013 the Communication chair produced the minutes of the annual meeting held January 8, as well as, board meetings on April 9, July 17 and October 17. These minutes were submitted for Board approval and then sent to the membership and will be posted on the CMHOA website. In addition, the Fall issue of the CMHOA newsletter was produced, distributed by the group email and will be posted on the website.

Membership Committee Report

This year we were happy to welcome five new families to the neighborhood. Welcome gifts were delivered to:

- Donyell and Theresa Bryant at 1571 Crenshaw Point
- Neil and Carrie Johnson at 1515 Deerberry Lane
- Bharat and Surekha Mody at 900 Applenook Court
- Chris and Jo Anne Russo at 1522 Deerberry Lane
- Brian and Robin Skinner at 1034 Jones Wynd

Thanks to those who came out to our spring social at Mellow Mushroom. It was a nice way to relax and visit with our neighbors.

Neighborhood directory updates will be mailed out next week and electronic copies of the directories will be posted to the Yahoo group. If you do not belong to the Yahoo group and would like a copy of the directory e-mailed to you, please contact teresablack40@gmail.com.

Architectural Control Committee Report

Crenshaw Manor saw a wide variety of changes during 2013. Four homes were sold and a new home was constructed at 900 Applenook Court (Mr. & Mrs. Mody).

We also employed Capstone Landscaping to look after all the necessary areas with plantings, mowing and seeding, mulch and pine straw in the various areas.

There were also numerous applications for removal of trees, new roofs and some general improvements to homes such as painting and installing energy efficient doors and windows.

The main topic is the current situation at the front entrance with the installation of the new sidewalk. This has been a source of frustration in regards to the completion of this project at our entrance. Without going into too much detail, this should have been completed weeks ago, however there were some legal issues to do with the Right of Way, weather and, believe it or not, one of the contracting firms had some issues with their Contractors license adding further delay. Having said all that it is just now the weather which is delaying further progress and I am sure that by the middle of January the project will be complete.

At that point we can reconnect power and water and get back to normal. There have also been discussions in regards to adding Landscape Lighting (low voltage, possibly LED) which will save on our annual energy costs. In addition there have been

discussions in relation to changing the Crenshaw Manor signage for a new more modern look. Estimates have been received for both of these projects along with some examples of possible new designs will be available at the HOA meeting.

The above changes and ongoing improvements to homes will without doubt keep our neighborhood looking its best and add appeal and value to our homes for future Buyers who decide to live in Crenshaw Manor. I would like to thank all those who helped me on the ACC and also those who were involved in the various projects particularly the project at the front entrance.

Look forward to helping keep our neighborhood beautiful in 2014.

Best, Derek Bateson

Treasurer's Report Attached

Respectfully submitted,

Dianne Buschine, Communications Chair

Teresa Black, Membership Chair

Karen Warren, Board Vice President

Derek Bateson, Chair – ACC

George Aux, Corporate Secretary/Treasurer

Scott Saul, Board President

Crenshaw Manor Home Owners Association
2013 Revenue & Expense Analysis, Final
2014 Budget, Proposed
as of December 31, 2013

	12/31/2013	2013	Variance	2014
Revenue	Actual	Budget	(Over) / Under Budget	Budget
Carry forward from prior year	\$ 5,086	\$ 1,136	\$ 3,950	\$ 14,904
Member payments Rec'd 2013	\$ 16,774	\$ 17,507	\$ (733)	\$ 17,700
Delinquent Dues - Prior Years	\$ -	\$ 385	\$ (385)	\$ 3,263
Other Income	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 21,860	\$ 19,028	\$ 2,832	\$ 35,867
Expenses, to date				
Utilities	\$ 705	\$ 1,500	\$ 795	\$ 1,000
Insurance	\$ 690	\$ 900	\$ 210	\$ 620
Maintenance	\$ 3,448	\$ 4,000	\$ 553	\$ 5,750
Meeting Exp	\$ 100	\$ 250	\$ 150	\$ 100
Professional Fees	\$ 320	\$ 1,400	\$ 1,081	\$ 4,000
Welcome Gifts	\$ 207	\$ 300	\$ 93	\$ 250
Yard Sale	\$ 286	\$ 100	\$ (186)	\$ 100
Directory/Office Expense/Postage/Printing	\$ 296	\$ 500	\$ 204	\$ 200
PO Box Renewal	\$ 60	\$ 50	\$ (10)	\$ 60
Website/Email Group costs	\$ -	\$ 50	\$ 50	\$ -
Communications Committee Expense	\$ -	\$ 150	\$ 150	\$ -
Membership Committee (Not otherwise designated)	\$ -	\$ 500	\$ 500	\$ -
ACC Committee (Not otherwise designated)	\$ -	\$ 250	\$ 250	\$ -
Bank Fees	\$ -	\$ 50	\$ 50	\$ -
Neighborhood Improvements, Plantings & Sod	\$ -	\$ 1,000	\$ 1,000	\$ -
Misc. Reserve for Neighborhood Improvements	\$ 844	\$ 2,500	\$ 1,656	\$ -
Permits & Governance	\$ -	\$ 200	\$ 200	\$ -
Neighborhood Improvements Low Voltage Lighting	\$ -	\$ -	\$ -	\$ 4,000
Neighborhood Improvements Sprinkler system re-connect	\$ -	\$ -	\$ -	\$ 1,000
Neighborhood Improvements Electrical Work	\$ -	\$ -	\$ -	\$ 1,000
Transfer to reserves fund (2012,2013,2014)	\$ -	\$ 4,000	\$ 4,000	\$ 6,000
Total Expenses	\$ 6,956	\$ 17,700	\$ 10,744	\$ 24,080
Cash Balance, end of the year	\$ 14,904	\$ 1,328	\$ (13,576)	\$ 11,787

Proposed Slate of Officers for CMHOA for 2014

President – Scott Saul – 1007 Jones Wynd

Vice President – George Aux – 1529 Crenshaw Point

Corporate Secretary/Treasurer – *Requesting Volunteer*

Communications Chair – Dianne Buschine – 1563 Crenshaw Point

Membership Chair – *Requesting Volunteer*

ACC Committee:

Derek Bateson – Chair – 1508 Crenshaw Point

Requesting Volunteer for Open Position #1

Requesting Volunteer Open Position #2

CMHOA Annual Meeting:

**St. John's Episcopal Church, Wake Forest
January 14, 2013 – 7 PM**

Proxy: Next Page

If you cannot make the meeting and wish to file a proxy, please fill out the form, get it witnessed, and give it to someone you know will be going to the meeting, or to any board member. Please do this twenty-four hours prior to the meeting and provide the proxy to the recorder at the entrance to the meeting that evening.

CRENSHAW MANOR HOMEOWNERS ASSOCIATION, INC.

Know all persons by these presents that the undersigned member of CRENSHAW MANOR HOMEOWNERS ASSOCIATION, INC. hereby constitutes and appoints

_____ the attorney and proxy of the undersigned to annual and special meeting of the Members of CRENSHAW MANOR HOMEOWNERS ASSOCIATION, INC., at which I am not present, until the Secretary of the Association receives from me a letter revoking this proxy and for and on behalf of the undersigned to vote as the undersigned would be entitled to vote if personally present, hereby ratifying and confirming all that said attorney and proxy shall do in the premises, and giving and granting unto said attorney and proxy full power of substitution and revocation.

The proxy shall not be revoked except by written notice delivered to the person presiding over the meeting of the Association. This proxy terminates one year after its date, unless a shorter time is specified.

Dated: _____, 2_____

Member Name Printed: _____

Member Signature: _____

Witness: _____