



Notice! The location of the Annual Meeting has been changed to:

HOPE LUTHERAN CHURCH

3525 Rogers Road

Wake Forest, NC 27587

The meeting will be held upstairs in Room 301. The date & time have not changed.

Date: Tuesday, January 13th

Time: 7:00pm



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 2014

Annual Meeting – January 13, 2015

President's Report

In 2014, the Crenshaw Manor HOA Board operated with 4 volunteers holding 6 positions. The Board held 3 open forum, quarterly meetings with the 4th upcoming as the Annual Meeting on January 13th, 2014. We followed the plan set forth at the start of the year and made several enhancements to the front entrance, among other accomplishments.

In 2014, home values in our zip code are estimated to have risen 6% outpacing the state average of 1%. The forecast for 2015 is a continued increase, though at a slower rate of 4%. The favorable home value index is consistent with how swiftly homes have recently sold in Crenshaw Manor.

It has been my pleasure to serve as President of the Board in 2014 and I am happy to continue this position in 2015, should I be re-elected. Some of the remaining seats on the CMHOA board will likely change in 2015, as some members have decided not to continue in the new year. 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, the neighborhood Yahoo Group, and for starting a Nextdoor website to keep us connected with each other, the Town, and other neighborhoods. Also, thank you to all those sharing their time and opinions to ensure we continue to live in a terrific neighborhood!

Communication Report

In 2014 the Communication chair produced the minutes of the annual meeting held January 14, as well as, board meetings on April 8, July 10 and October 21. These minutes were submitted for Board approval and will be posted on the CMHOA website.

Membership Committee Report

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

937 Jones Wynd	Terri & Eric Fortune
949 Jones Wynd	Charlotte & Kevin Arnold
956 Jones Wynd	Correy & Chancey Wolfe
1511 Deerberry Lane	Edwin Alston
1520 Crenshaw Point	Ginger & Thomas Lynn
1555 Crenshaw Point	Lillian Johnson
1570 Crenshaw Point	Kathryn & James Joffrion

A neighborhood directory update was delivered in January 2014 and will be updated again this year. In the meantime, if you would like a copy of the directory e-mailed to you, please contact Monika Tuenker at mtwynd@nc.rr.com.

Architectural Control Committee Report

Crenshaw Manor saw a wide variety of changes during 2014. Seven homes were sold, a greenway was completed along Durham Road, and several enhancements were made to the front entrance.

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

There was a heavy focus to enhance the front entrance in 2014. Improvements included updated signage, an elaborate landscape lighting package, Fall plantings and pruning, and preparation for completion of the redesign in the Spring.

Treasurer's Report

In addition to the attached Budget for 2015, the Treasurer's report would like to note a Commercial Savings account was opened to earn interest on annual dues collected and held for eventual repair & refurbishment of the front entrance and traffic islands. We plan to transfer \$2,000 to this account annually.

Respectfully submitted,

Dianne Buschine, Communications Chair

Monika Tuenker, Membership Chair

Derek Bateson, Chair – ACC

George Aux, Board Vice President, Corporate Secretary/Treasurer

Scott Saul, Board President

Crenshaw Manor Home Owners Association
2014 Revenue & Expenses
2015 Budget, Proposed
as of December 31, 2014

	12/31/2014	2014	Variance	2015
Revenue	Actual	Budget	(Over) / Under	Budget
Carry forward from prior year	\$ 15,548	\$ 14,904	\$ (644)	\$ 9,030
Member payments Rec'd 2014	\$ 18,229	\$ 20,963	\$ 2,734	\$ 19,236
Other Income	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 33,777	\$ 35,867	\$ 2,090	\$ 28,265
Expenses	Actual	Budget	(Over) / Under	Budget
Utilities (water & electric)	\$ 583	\$ 1,000	\$ 418	\$ 1,000
Insurance	\$ 326	\$ 620	\$ 294	\$ 720
Maintenance	\$ 4,975	\$ 5,750	\$ 775	\$ 6,000
Meeting Exp	\$ 50	\$ 100	\$ 50	\$ 50
Professional Fees	\$ 2,041	\$ 4,000	\$ 1,959	\$ 4,000
Welcome Gifts	\$ 215	\$ 250	\$ 35	\$ 400
Yard Sale	\$ -	\$ 100	\$ 100	\$ 50
Directory/Office Expense/Postage/Printing	\$ 212	\$ 200	\$ (12)	\$ 400
PO Box Renewal	\$ 62	\$ 60	\$ (2)	\$ 65
Neighborhood Improvements:				
Entrance Design & Landscaping Work	\$ 1,925			\$ 2,000
New Entrance Signage	\$ 3,998	\$ -	\$ (3,998)	\$ 580
New Sign Permit	\$ 50	\$ -	\$ (50)	\$ -
Low Voltage Lighting	\$ -	\$ 4,000	\$ 4,000	\$ 7,500
Sprinkler system re-connect	\$ 2,062	\$ 1,000	\$ (1,062)	\$ -
Electrical Work	\$ 2,250	\$ 1,000	\$ (1,250)	\$ -
Transfer to reserves fund (2012,2013,2014)	\$ 6,000	\$ 6,000	\$ -	\$ 2,000
Total Expenses	\$ 24,748	\$ 24,080	\$ 1,257	\$ 24,765
Cash Balance, end of the year	\$ 9,030	\$ 11,787	\$ 833	\$ 3,500

Notes:

- Utilities abnormally low in 2014 due to 4 months of water/electric shut off for greenway work
- Professional Fees budgeted for Tax Preparation and Attorney Fees to address delinquent dues
- Neighborhood improvements budget for 2015 includes:
 - o Completion of landscaping redesign in Spring
 - o Replace No Soliciting sign with new logo
 - o Carryover of Landscape Lighting expense not paid in 2014
- Cash Balance in Checking budgeted to be \$3,500 at end of 2015
- Reserves Fund currently holds \$6,000 with \$2,000 to be added in 2015
-

Proposed Slate of Officers for CMHOA for 2015

President – Scott Saul – 1007 Jones Wynd

Vice President – Frank Krebs – 1027 Jones Wynd

Corporate Secretary/Treasurer – *Requesting Volunteer*

Communications Chair – Dianne Buschine – 1563 Crenshaw Point

Membership Chair – Monika Tuenker – 952 Jones Wynd

ACC Committee:

Requesting Volunteer – Chair

Requesting Volunteer for Open Position #1

Requesting Volunteer Open Position #2

CMHOA Annual Meeting:

**Hope Lutheran Church, Wake Forest
Room 301
January 13, 2015 – 7 PM**

Proxy: Next Page

If you cannot make the meeting and wish to file a proxy, please fill out the form, have a witness sign, 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: _____