

GLEN ABBEY WEST
HOMEOWNERS ASSOCIATION, INC.

**Management Report
November 24, 2009**

FINANCIALS

Enclosed is the financial report for the month ending October, 2009 as prepared by Pamela Macapagal, Bookkeeper at Hara Management, Inc. As of this date the association has **\$5,204.38** in the two operating accounts, and **\$7,613.72** in the reserve account. The association's two (2) CD's total **\$22,084.13**

DELINQUENCIES

As of October there were t (10) accounts delinquent. The total amount outstanding is **\$1,725.00**

(1) Bankruptcy	\$ 250.00	
(1) Foreclosure	\$ 250.00	
(3) Fwd to Attorney, Advise.	\$ 845.00	\$1000.00
(4) Delinquency Notices	\$ 380.00	\$ 210.00

PREPAIDS

According to the July Financials there was one prepaid H.O. at \$25.00.

VIOLATION INSPECTION

I preformed a property inspection on November 17, 2009. An inspection summary is attached.

ACTION ITEMS

Meeting Locations:

- *Gateway Center:* Contacted Sandy Wilson at the GCA on 17/92 last week. They have classroom available for rent at \$30.00/Hr. for community activities.
 - Will discuss with the board. A map is included in the meeting package.
- *Regions Bank:17/92:* Spoke with Bank Manager; no longer providing meeting rooms to the public.

Retention Ponds: Spoke with the Lake Doctors regarding the two issue presented at the October meeting. The manager said they treat the retention pond with an algee eating enzyme that will eliminate the top lawyer scum in a few weeks. I asked him to have the service technician monitor the Toronto and A.W.D pond.

- *Alexandra Woods & Toronto:* Lake Doctor to monitor algee
- *Pines Meadows & Pine Side Dr:* Spoke with Kevin Hughes of Mowman and asked him to check the height of the reeds in the retention pond.
 - He conversed with Hans about his wife's concerns.
 - On the November inspection I did not see any reeds in the pond.

Homeowner Concerns:

104 Alexandra Woods Dr.: Public Records show HO as Edward Garlick. No Lender listed.

- Property in Foreclosure: Not owned by bank yet; not responsible for lawn care.
- Copy of VCPA record included

110 Alexandra Woods Dr.; Bankruptcy: Cannot contact.

517 N. Pine Meadows: HO listed as Mr. Schermerhorn; don't know if tenant occupied.

- Address has steady history of violations.
- Last set of violations started in July of this year.

Glenn Abbey Community: Board motioned to grant GAC \$500.00 for maintenance of Enterprise & A.W.D entrance.

- Manager will cut check request in January 2010.

Respectfully submitted by:

Paul Corvi, LCAM

Property Manager,
Glen Abbey West HOA