

The WedgeWord

November 2010

Newsletter of the Wedgewood Homeowners Association
PO Box 1696, Broken Arrow, OK 74013-1696
www.wedgewood-ba.com

President:	Rick Smith	258-0492	Area 2 Rep:	Neal Woods	258-2159
Vice-President:	Mike Trainer	258-3358	Area 3 Rep:	Jerry Alvarez	251-2494
Secretary:	Bill Coody	251-8679	Area 4 Rep:	Tim Thummel	251-3144
Treasurer:	Demory Green	258-4461	Pool		258-6888

City Action Line: 258-3587

Annual HOA Meeting

On November 4th, Wedgewood had the Annual Meeting for the 2010-2011 fiscal year.

A financial summary was presented at the meeting, and is included on the back of this WedgeWord. Although still slightly in the negative, last year's board managed to improve the bottom line balance by \$10,000 over the previous fiscal year.

A major discussion topic centered on raising assessments to cover the increased cost of mowing and insurance.

Assessments have been unchanged for the past 6 years, while costs have steadily increased. The majority decision of votes at the meeting was to increase our assessment for this year from \$60 to \$75, an increase of \$15.

Enclosed with this WedgeWord is an invoice reflecting that change. Thanks to all who sent assessments after the first invoice before the annual meeting. That allowed outstanding bills to be paid.

Demory Green, Treasurer

Officer Election

At the annual meeting, the following individuals were nominated by the nominating committee for board positions and they were elected by acclamation:

- President – Rick Smith (2 year term)
- Secretary – Bill Coody (2 year term)
- Area 4 Rep – Tim Thummel (3 year term)

The board of directors has appointed Mike Trainer as Vice President to fill the unexpired term of Ron Friedberg.

Christmas Lighting Contest

Once again we will have the Christmas Light Contest. Prizes and yard signs will be awarded to the first, second and third place winners. The judges will be making their review on **Dec. 17-19 and winners will be announced on Dec. 20.** So, turn them on, light it up, let's make Wedgewood look grand!! Rules:

1. Your decorations must be in good taste.
2. Homeowner must be current in HOA dues.
3. Last year's winners (2009) are not eligible to win this year.
4. Current board members are not eligible to win.
5. The decision of the judges is final.

President's Corner

Dear Wedgewood Neighbors,
I would like to personally extend Happy Holiday Wishes to everyone. However you celebrate, please take a break from your fast paced schedules and spend quality time with your family and friends. It is time well spent.

Sincerely,
Rick Smith
President Wedgewood HOA

Wanted: Pool Manager

The Wedgewood HOA board is taking applications for a pool manager for the summer 2011 season. Applicants must be Red Cross WSI or CPO certified. Anyone who meets these requirements and would like to apply for this position please contact Rick Smith, Wedgewood HOA President, at 258-0492 (H) or 406-3539 (C).

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City Action Line 258-3587

Is there an ongoing eyesore in your neighbor's yard? Call the City Action Line. All information regarding the caller is kept confidential.

WWHOA Summary Financial: Fy 2009-10 10/01/2009 thru 9/30/2010	Past Yr (09-10)	Prev Yr (08-09)	Change
HOA General Income/Expense			
Income			
HOA Assessments	25,804.00	21,609.00	4,195.00
Bank Interest	25.41	131.09	(105.68)
WedgeWord Ads	11.52	44.23	(32.71)
Total HOA Income	25,840.93	21,784.32	4,056.61
Expenses			
Income Taxes	0.00	948.67	(948.67)
Water (non-pool), Entrances	791.97	894.23	(102.26)
Web Site	44.00	44.00	0.00
Legal (Liens)	52.00	130.00	(78.00)
Advertising	24.82	142.00	(117.18)
Bank Service Chrgs	435.00	34.00	401.00
Entrances	712.84	517.41	195.43
Lawn Maintenance	8,719.00	8,175.64	543.36
Liability Insurance	3,419.89	800.83	2,619.06
Utilities off-season	1,745.96	2,352.42	(606.46)
Payroll off-season	845.88	3,487.44	(2,641.56)
Payroll Taxes off-season	64.71	266.83	(202.12)
Phone off-season	336.22	193.00	143.22
Office Supplies (inc postage)	1,445.04	1,758.75	(313.71)
PO Box Rental	115.00	115.00	0.00
Facilities We Own	4,296.35	6,841.65	(2,545.30)
Real Estate Taxes	6.00	6.00	0.00
Misc (inc contest , permits)	0.00	168.87	(168.87)
Total HOA Expenses	23,054.68	26,876.74	(168.87)
HOA Net	2,786.25	(5,092.42)	7,878.67
Pool Operation Income/Expense			
Income			
Concession Sales	2,605.70	6,038.15	(3,432.45)
Guest Fees	3,154.58	2,007.52	1,147.06
Inside Memberships	3,893.49	4,598.33	(704.84)
Outside Memberships	4,566.05	4,220.51	345.54
Pool Rental Fees	8,890.58	7,340.70	1,549.88
State Sales Tax Discount	15.47	24.02	(8.55)
Swim Lessons	0.00	340.97	(340.97)
Returned Chk Rplcmt	130.00	0.00	130.00
Returned Chk Chrg	10.00	0.00	10.00
Total Pool Operation Income	23,265.87	24,570.20	(1,304.33)
Expenses			
Licenses and Permits	385.00	330.00	55.00
Equipment	26.92	169.15	(142.23)
Chemicals	2,174.60	4,951.64	(2,777.04)
Concession Expense	1,680.94	1,668.27	12.67
Insurance (Workman's Comp)	1,144.50	1,096.25	48.25
Payroll Expenses in season	18,964.58	18,239.54	725.04
Payroll Taxes in season	1,452.32	1,392.73	59.59
Phone in season	180.23	175.93	4.30
Utilities in season	2,750.88	3,916.55	(1,165.67)
Cost of Labor (Swim Lessons)	0.00	550.00	(550.00)
Misc (Jan, Pool Ofc)	698.85	657.98	40.87
Total Pool Operation Expenses	29,458.82	33,148.04	(3,689.22)
Pool Operation Net	(6,192.95)	(8,577.84)	2,384.89
Total Net	(3,406.70)	(13,670.26)	10,263.56

The Wedgewood Homeowners Association invites you to advertise your business in the WedgeWord. You'll be reaching some of the greatest people in Broken Arrow. Contact any board member. Rates: \$12.50 for a single issue, \$48.00 for one year.