

# Whitehall Community News

January - March 2007

## Whitehall Board and Officers



**Don Eldridge**  
President  
954.2299  
neldridge@nc.rr.com

**D.C. Rouse**  
Vice President  
862.0817  
aprouse1@yahoo.com

**Pat Summers**  
Treasurer  
876.1316  
kalaanca@aol.com

**Marya Metivier**  
Secretary  
981.5980  
marya@mmetivier.com

**Pam Pearson**  
878.8730  
pamwpearson@yahoo.com

**Lee Howard**  
875.9585  
leehoward@pobox.com

**Ron Weisenfeld**  
608.9965  
ronweisenfeld@yahoo.com

**York Properties:**  
**Renee Shingleton**  
Ph: 821.1350  
Fax: 828.9240  
reneeshingleton@  
yorkproperties.com

Meetings are held on  
the 3<sup>rd</sup> Monday of  
each month at 7:00  
pm. All are  
WELCOME.

ACCOUNTABILITY and OVERSIGHT --- two top priorities for our Whitehall Board during 2007.

ACCOUNTABILITY: for the money, for enforcement of rules and regulations, for response to homeowner issues, for sound decisions that ensure Whitehall's future. And OVERSIGHT: of the commitments made by contractors and service providers so that promised services are delivered to the homeowners on time and to general satisfaction.

Of note:

--- Delinquent dues are significantly reduced as a result of recent aggressive collection efforts. The number of homeowners in arrears has decreased from 14 to 1.

--- Paint and prep-work, the largest line item in the Whitehall budget, is being closely monitored.

--- Pool and tennis courts have recently been evaluated to ensure availability this summer.

--- Homeowner maintenance/repair requests are current.

--- A more durable type of siding (called Hardy Plank) is being used as homes are prepped for paint.

--- Decks and fences have been inspected for safety and appearance.

--- A Board member now accompanies the Cooper Pest Control technician during inspections.

--- A Board member now follows up after gutters are cleaned to ensure thorough cleaning and note recommended gutter improvements.

--- Cracked bricks, sidewalks, and drainage pipes have been identified in some common areas and prioritized for repair.

--- Board members routinely walk the property with vendors to oversee work in progress and discuss cost and timelines for homeowner work order requests.

\*\*\*



A Look Back at WOA  
monthly dues and assessments

1976	\$ 35.00
1977-1978	40.00
1979	45.00
1980	50.00
1881	55.00
1982	60.00
1983	65.00
1984	70.00
1985	90.00
1986-Jan. 1989	95.00
Feb. 1989	105.00
Oct. 1990-Sept. 1993	115.00
Oct. 1993-May 1998	125.00
June 1998-June 2001	175.00
July 2001-present	250.00

History of WOA assessments

August 1984	\$ 35.00
September 1988	96.00
December 1994	150.00
October 1995	2,000.00
1996	150.00
1998	2,431.00
1998	1,000.00
1999	5,000.00

FYI: extensive roof replacement occurred from 1998-2002.

AS THE DATE FOR final payment of the outstanding bank loan approaches, the Board continues to analyze Whitehall's overall financial situation and quantify the challenges facing homeowners.

Where is our money going? How much is left? Is it enough to cover Whitehall expenses?

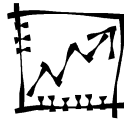
Several realities:

- Year-to-date, the cost for paint and prep-work is running nearly 60% above the budgeted amount for fiscal year 7/1/06 to 6/30/07, \$115,722 vs. \$ 72,916. Our annual paint commitment is 35 homes per fiscal year, and 27 have been completed to date. Painting will resume when warm weather returns. Of note, 5 of the 27 homes painted this fiscal year were outstanding from last year, so we really need to paint 13 homes before 6/30/07 to be on track.
- The second largest line item on the budget (with the exception of the North State loan) is \$ 82,080 for our grounds maintenance contract. The contract increased 8% over the previous year and must be re-negotiated for next year. Amounts budgeted for other expenses

associated with grounds and landscaping this fiscal year total \$ 49,500 and represent general clean up, storm clean up, repairs/replacements, tree pruning, and drainage. These budgeted amounts were only increased by \$ 3,000 (6%) over last year for the current budget, the entire increase earmarked for the pruning of trees. We don't know yet but some of these expenses are likely to increase during the upcoming 12-month fiscal year.

- The last period of extensive roof replacement occurred from 1998 to 2002 and involved significant borrowing. The average roofing cost per home at that time was about \$ 4,500. The life span of a roof is about 20 years and it is expected that our homes will need new roofing at approximately the same time. The cost of new roofing clearly has increased significantly and may be expected to continue to rise. Whitehall's long term reserve fund has a current balance of \$126,300, a fraction of what will eventually be needed for roof replacement.
- Approximately 18% (\$ 102,000) of the current annual budget is principal and interest on a loan from North State Bank. A final "balloon" payment on the loan of approximately \$ 117,000 is due in August 2007.

\*\*\*



#### IMPORTANT FINANCIAL DECISIONS FOR WHITEHALL OWNERS

--- Against the background of increases to many of Whitehall operating expenses, loan repayment, and expected future capital costs, the Board continues to identify options for short- and long-term financial management of WOA affairs.

Expect to hear more from the Board in the near future about finances in general and the loan in particular.

\*\*\*

THANKS MARYA --- Our neighbor and Board member Marya Metivier is moving to Key West Florida. Best wishes Marya .... you will be missed. As soon as possible the Board will appoint a homeowner to fill Marya's three year term. Contact any Board member if you would like to be considered for this appointment.

\*\*\*

Windows cloudy? FYI: Several Whitehall homeowners have been pleased with window replacement by Gene's Glass Service. Gene's contact info is 919.553.5059 or pager 899.4202. If you have found a great product or service provider that is especially relevant for life in Whitehall, please share. Send an e-mail to Dianne Reinoso (dreinoso@bellsouth.net).

