

www.whitehallcommunity.com
Whitehall Community News
September 2008

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and Officers**

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Meetings are held on
the 3rd Monday evening
of each month. All are
WELCOME.



MARK YOUR CALENDAR --- the annual Whitehall homeowners meeting is scheduled for 7:00 pm, MONDAY, SEPTEMBER 15 in the Lewis Room at St. Raphael Catholic Church, 5801 Falls of Neuse Road. You may submit questions to any Board member or to York Properties prior to the annual meeting. The floor will also be open for homeowner questions, comments, and requests.

A 'HEADS UP' ON SEVERAL AGENDA ITEMS FOR THE ANNUAL MEETING ---

① Landscape drawings and proposal, including plantings and maintenance for the Spring Forest entrance will be on display.

② Project/progress reports, including: improvements to common areas, changes to landscape design and plans, efforts to control expenses, elimination of bad debt write off, and build up of long-term reserve funds.

③ The proposed budget for fiscal year 2008-2009 is outlined later in this newsletter, along with income and expenses for the most recent 12 months. These are not audited statements. Also, expenses for the next fiscal year are estimates so consider this an overview of current Whitehall finances. Five 07-08 expense line items are noteworthy for exceeding budgeted amounts. They are: maintenance and repair, exterior painting, paint prep, parking lot repairs, and sidewalk repairs. Also, landscape contract expense was significantly less than budgeted. These amounts will be reviewed at the meeting. The Board plans to provide audited financial statements on September 15th.

④ Pool and related repairs are estimated to cost approximately \$16,000.00 and must be completed prior to 2009 inspection for our pool to open on schedule next year. The status of our tennis courts will also be reviewed.

MORE --- AGENDA ITEMS FOR THE ANNUAL MEETING --- (CONTINUED)

⑤ Three Board positions are open (three-year terms). Candidates will be presented by the Nominating Committee. PLEASE CONTACT ANY BOARD MEMBER IF YOU ARE INTERESTED IN SERVING ON THE WHITEHALL BOARD. Nominations are also invited from the floor.

⑥ Status of Whitehall long-term reserve accounts, including payments budgeted for fiscal year 08-09.

LADIES Remember how much fun we had last year? Let's DO IT AGAIN!!!

WINE & CHEESE POOLSIDE:
A VERY CASUAL EVENING FOR WHITEHALL LADIES

Date: Thursday, September 18

Time: 7:00 pm

Where: Whitehall Pool



Come and kick back for a few minutes, or a few hours visit with familiar friends and meet ladies new to Whitehall. Ice will be provided poolside but that's all.

So for yourself, and a little to share, BRING:

- Wine or beverage of choice, in a non-breakable cup or container
- Crackers & cheese
- Candle (no glass containers)
- Cushion, or something soft to sit on
- Sweater, swimsuit, whatever

Questions?? Call Kris at 790.9302

** North Carolina law prohibits glass inside the fenced area surrounding our pool **

President's Corner: An Update



from Ron Weisenfeld

Dear fellow homeowners,

I want to commend all of you who have undertaken significant improvements on your homes. Several of you have replaced decks, replaced worn out windows, built new fences and made beautiful additions to your landscaping. The Association has been busy this year as well replacing backdoor landings, buckled sidewalks and deteriorated parking areas. We are all working hard to improve not only our own homes but also the overall appearance of Whitehall. This year the Board will continue to improve the common area infrastructure which will include some major repairs to our aging pool deck as well as some landscape updates that will commence before the end of this year. The Board will continue to do property walks to identify any existing problem areas that the Association must address as well as to spot problem areas that the individual owners need to remedy.

During the latest round of prep work for painting I have been astonished to see the amount of damage that has been done by termites. Most of these are damage from old infestations and have never been fixed correctly and so we are spending a lot of money to do catch up work. I can not impress on you all the importance of retaining your own pest company to keep these pests at bay. Termites can eat an enormous amount of your home in a very short period of time and do so completely undetected. They don't eat the cedar siding but they get inside and behind the exterior and completely devour the studs and other wood inside our walls. The association pays for a very cursory visual inspection to see if there are any obvious active termite infestations, but these inspections are not very thorough and often problems are missed.

I'm looking forward to another productive year in the life of our community. See you all at the annual meeting.

Ron

Ron Weisenfeld
President
Whitehall Homeowner Association

BOTH THE IMPROVED LOOK AND USER-FRIENDLINESS OF OUR WHITEHALL WEBSITE --- are a result of homeowner and web designer, Dave Shogren. Dave volunteers time and talent to make WHITEHALLCOMMUNITY.COM a current and accurate resource for the Whitehall community, real estate brokers, and potential buyers. New homeowners from out-of-state speak of their favorable impressions of Whitehall as a result of viewing the website prior to their first visit to North Carolina. THANKS Dave.

A BIG THANK YOU --- from the Board for everyone's patience during June while unexpected pool safety and operating problems were addressed with our pool maintenance company. The pool is scheduled to close the last Sunday in September.

SPECIAL THANKS TO EVERYONE --- who prepared casseroles, salads, and desserts for our picnic in June. FANTASTIC FOOD ... it's no wonder there were no swimmers afterward. The PICNIC TEAM this year was Richard, Tim, Rita, Kris, Glenn, Cindy, Ron, and Dianne. Your hard work is much appreciated.

Note: The fiscal 2007-2008 budget and actual amounts below are taken from the accounting system of our property manager, York Properties. They are not audited statements. Also, in an effort to make them more reader and user friendly, several of the terms/line items/headings in Tables 1 and 2 have been changed. Although the tables below do not conform to the customary format of Whitehall's audited financial statements, no numbers have been changed. Minor differences are due to rounding. The certified financial statements scheduled for distribution at the annual meeting will adhere to generally accepted reporting format.

Table 1:

- **Comparison of 2007-2008 Budget vs. Actual Expenditures**
- **Budget for Fiscal Year 2008-2009**

	Budget: Fiscal Year 2007-2008	2007-2008 Actual	Variance	Budget: Fiscal Year 2008-2009
<u>REVENUE</u>				
Dues	510000.00	510000.00	0.00	510000.00
Interest	3000.00	1838.00	<1162.00>	2000.00
Late Fees	0.00	3315.00	3315.00	0.00
NSF Fees	0.00	325.00	325.00	0.00
Other	0.00	393.00	393.00	0.00
Total Revenue	513000.00	515871.00	2871.00	512000.00
<u>EXPENSES</u>				
<u>UTILITIES</u>				
Electricity	25800.00	25956.00	156.00	26000.00
Water	2900.00	3346.00	446.00	3600.00
Phone	600.00	601.00	1.00	600.00
Total Utilities	29300.00	29903.00	603.00	30200.00
<u>GROUNDS</u>				
Landscape Contract	100000.00	70807.00	<29193.00>	56000.00
General Clean up	3000.00	35.00	<2965.00>	3000.00
Tree Pruning	10000.00	2125.00	<7875.00>	2000.00
Grounds Other	2000.00	1500.00	<500.00>	10000.00
Drainage repairs	5000.00	4363.00	<637.00>	5000.00
Total Grounds	120000.00	78829.00	<41171.00>	76000.00
<u>GENERAL MAINTENANCE</u>				
Maintenance & Repair	35000.00	69544.00	34544.00	50000.00
Drainage Repair	0.00	550.00	550.00	0.00
Gutter Repair	2000.00	3236.00	1236.00	2000.00
Gutters Clean	13260.00	9620.00	<3640.00>	13260.00
Roof Repair	0.00	0.00	0.00	2000.00
Exterior Painting	100000.00	115701.00	15701.00	115000.00
Painting Prep	50000.00	82389.00	32389.00	75000.00
Brick Repair-Parking	2000.00	5400.00	3400.00	2000.00
Plumbing	1500.00	4501.00	3001.00	3100.00
Sold Unit Repairs	20000.00	12630.00	<7370.00>	20000.00
Mailboxes	0.00	1980.00	1980.00	1000.00
Sidewalk repair	6490.00	9608.00	3118.00	6500.00
Dumpster	3000.00	3667.00	667.00	3800.00
Termite Inspection-Annual	7000.00	2565.00	<4435.00>	2550.00
Termite Repairs	5000.00	0.00	<5000.00>	8000.00
Total General Maintenance	245250.00	321391.00	76141.00	304210.00
PEST TREATMENT	1000.00	5010.00	4010.00	5000.00
Total Pest TREATMENT	1000.00	5010.00	4010.00	5000.00

**TABLE 1:
CONTINUED ON
PAGE 5**

**TABLE 1:
CONTINUED**

RECREATION				
Pool House Maintenance	1000.00	300.00	<700.00>	220.00
Pool Contract	13500.00	11790.00	<1710.00>	13800.00
Pool Chemicals	2500.00	4933.00	2433.00	0.00
Pool Repairs	1000.00	1186.00	186.00	0.00
Tennis courts	10500.00	8516.00	<1984.00>	0.00
Total Recreation	28500.00	26725.00	<1775.00>	14020.00
ADMINISTRATIVE SERVICES				
Postage/Mailing	1500.00	812.00	<688.00>	1500.00
Printing/Stationary	700.00	348.00	<352.00>	700.00
Newsletter	720.00	389.00	<331.00>	720.00
Annual Meeting	200.00	200.00	0.00	200.00
Legal	3000.00	959.00	<2041.00>	3000.00
Audit/Acct Fees	2550.00	2240.00	<310.00>	2550.00
Insurance-General	5275.00	5346.00	71.00	5444.00
Taxes- Real Estate	0.00	107.00	107.00	0.00
Management Fees	24480.00	24480.00	0.00	24480.00
Bad Debt Expenses	0.00	0.00	0.00	0.00
Other Gen.-Admin	3500.00	948.00	<2552.00>	0.00
Bank Service Charge	0.00	27.00	27.00	0.00
Total Administrative Services	41925.00	35855.00	<6069.00>	38594.00
Total Operating Expenses	466000.00	497714.00	31714.00	464644.00
Transfer to Reserves Net of Revenue	47000.00	<1843.00>	20000.00	30000.00
			48843.00	13976.00

**Annual Meeting:
Monday, September 15, 2008**



**St. Raphael Catholic Church
5801 Falls of Neuse Road
Lewis Room
7:00 pm**

For questions or issues to include in our quarterly newsletter, please contact Dianne Reinoso at 791.9998 or dreinoso@bellsouth.net.

**Table 2:
Comparison of Several Line Items for Upcoming Fiscal Year (08-09) and Previous
Fiscal Year (07-08)**

		2009 BUDGET	2008 ACTUAL	Difference
1				
2				
3	REVENUE			
4	Late Fees	0.00	3315.00	3315.00
5				
6	GENERAL MAINTENANCE			
7	Maintenance & Repair	50000.00	69544.00	19544.00
8	Gutters Clean	13260.00	9620.00	3640.00
9	Gutter Repair	2000.00	3236.00	1236.00
10	Painting Prep	75000.00	82389.00	7389.00
11	Sidewalk repair	6500.00	9608.00	3108.00
12	Termite Repairs	8000.00	0.00	8000.00
13	Sold Unit Repairs	20000.00	12630.00	7370.00
14				
15	GROUNDS			
16	Landscape Contract	56000.00	70807.00	14807.00
17	General Clean up	3000.00	35.00	2965.00
18	Grounds Other	10000.00	1500.00	8500.00
19	Total Recreation	14020.00	26725.00	12705.00

Notes:

Line 4: The dollar amount of late fees paid by homeowners varies from year to year. The budgeted amount for late fees next year is \$ 0.00 because these sources are not relied upon for projecting revenue.

Line 7: Repair expenses were higher than usual in 2008 due to deterioration and decay discovered in some units. Repair/replacement in these units could not be delayed without incurring significant additional expense. The decrease of \$ 19544 for general maintenance next year reflects more normal repair expenses.

Line 8: Gutters will be cleaned three times next year, instead of two, resulting in the \$ 3640 increase.

Line 10: Paint prep decrease of \$ 7309 is due to lower estimated repairs for next year. Improved technique and timeliness of repairs are starting to pay off.

Line 11: \$ 3100 decrease in sidewalk repairs next year is based on higher than usual expense over the previous 12 months. Several of the sidewalks repaired this summer were deemed to be extremely hazardous and replacement could not be delayed.

Line 12: Termite repair cost increase of \$ 8000 next year is based on preliminary prep work and inspections showing significant damage that has not been adequately addressed during previous years.

Line 13: Sold unit repair increase of \$ 6000 is based on expectation of higher sales volume next year.

Line 15: The landscape contract decrease of \$ 14807 for next year is due to a new contract with a new landscape company.

Line 16: This is a contingency fund for clean up after severe storms. Fortunately it was not needed during fiscal year 07-08.

Line 17: The \$ 8500 increase in miscellaneous grounds expense next year is earmarked for pine straw mulching and landscaping at the Spring Forest entrance.

Line 19: Total recreation cost decrease of \$ 12705 is attributed in part to re-negotiation of the pool contract, discounts on pool chemicals, and anticipated changes to the pool and tennis court areas.