

THE MADISON VILLAGE COMMUNITY UPDATE

FEBRUARY 2015

THE PRESIDENT'S CORNER

Well, we are in the middle of winter and so far only limited snow. Let's hope that we don't repeat last year's totals. Thank all of you who braved the weather to come to the Annual Meeting that was held on January 27. I am happy to report that more than the required two-thirds of the homeowners in Madison Village approved the modifications to the Bylaws and Declaration. Our next steps are to have Boone Homes sign off on them, which David Owen, co-owner, has said he will do, and register the changes with the County Clerk's Office. At the annual meeting Pat Deutsch and Kim Harris were unanimously re-elected to the Board. The Board elected to maintain the same offices of the Association: Tom Wilkinson, President, Tom Anderson, Vice President, Kim Harris, Secretary, Pat Deutsch, Treasurer, and Roy Dahlquist, Chair of the Architectural Review Committee. I would like to thank all of you who have participated in Association activities and committees this past year, and I look forward to working and socializing with you again this year. If you are not active, I hope one of your New Year Resolutions will be to become so. We need your support and participation to help make our Association the best place to live and enjoy.

My continued best wishes,

Tom Wilkinson



Chesterfield County Traffic & Speeding Hotline 318-8084



GROUNDS COMMITTEE REPORT

Mulching

Nature's Way will be mulching the builder-installed areas in late February or early March. Timing will be determined by the weather.

Homeowners who want to use Nature's Way to mulch their privately-owned installed beds for the same price charged last year will need to send an e-mail to Lenny Addams at nway@verizon.net by no later than **February 21** saying they want their beds mulched. If a homeowner has not used Nature's Way in the past, send an e-mail to Lenny asking for a quote. Be sure to include your address and phone number. PLEASE DO NOT CALL LENNY. E-MAILS ONLY.

Neighborhood Dinner

Sunday, February 22 – 6:00 pm

The Hard Shell - Bellgrade

11400 W. Huguenot Road

Midlothian, VA 23113

(804) 464-1476

If you plan to attend, contact Kim Harris at

Home4rbh@verizon.net or 221-1844

By Thursday, Feb. 19



There was one modification request approved by the ARC in January. This request also received final approval by the Charter Colony Design Review Team.

14125 Abrahams Lane

Landscaping

There were two previously approved modification requests that were also approved by the Charter Colony Design Review Team.

14107 Abrahams Lane

Generator

14107 Abrahams Lane

Lattice Screening

DON'T FORGET TO INCLUDE AND MARK YOUR PLAT!

Many modification request approvals are delayed because the homeowners forget to include the plat (official survey) or they forget to mark the location of the modification on the plat. A simple X or star or a rough outline of the landscaping design with an attached detailed description will make things much clearer and easier to give a quick approval.

Planning on Making Any Changes or Additions to Your Property?

Don't forget whether you are planning to add new or change existing landscaping anywhere on your property or install improvements; i.e., attic fans, awnings, dormers, landscaping walls, pergolas, storm doors, water features, etc. those changes must be submitted to Madison Village and Charter Colony for approval. Feel free to contact Roy Dahlquist, committee chairman, to have your application pre-checked or ask for help before you submit your official request. RoyDahlquist@verizon.net or 379-3273.



The graphic features the words "TREASURER'S REPORT" in a bold, black, sans-serif font. The text is centered and overlaid on a light blue grid background. A red diagonal line runs from the top-left to the bottom-right across the grid.

All statements are posted on the Madison Village website, accessible by all residents. Also, as requested by one of the residents – a pie chart that compares this year’s expenses with the budget and last year’s expenses. As you can see, in general, the 3 pictures all look pretty much the same. That means our expense levels have been consistent year-to-year.

I do want to mention that we always have an annual audit by an outside CPA firm, Adam, Jenkins and Cheatham and it has always resulted in what is referred to as a “clean” opinion, which means everything is just fine. The 2014 audit will be done later this year.

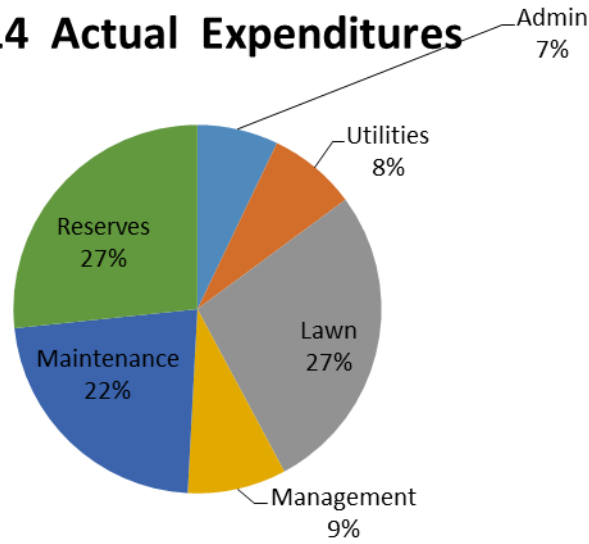
Balance sheet ending 12/31/14

- Cash balance is \$23,820, in the operating account and \$140,953 in the Money Market account for Reserves.
- Total Reserves at Dec. 31 are \$140,953. Funds for the new pump that we purchased at the end of 2012 have now been fully covered and put back into the reserve funds.
- Once again, I am happy to report, is that our total Reserve balances at Dec. 31 are \$580 over that stipulated in the Reserve Study. That might not sound like very much, but there are many communities that are well below their reserve requirements, so we’re ahead of the game. It is our goal to abide by Reserve Study recommendations as best as we can.

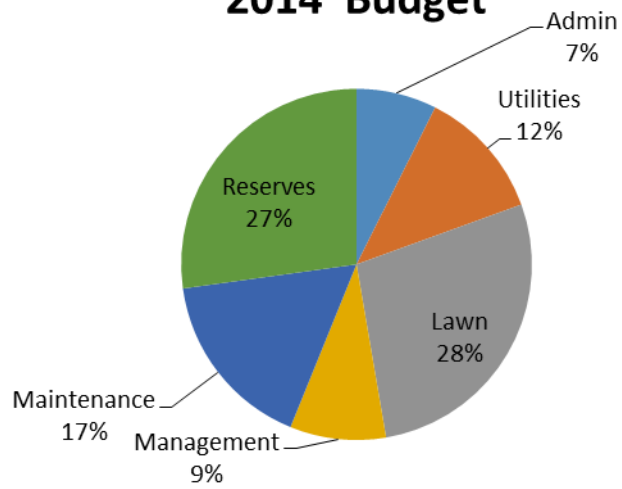
Income statement ending 12/31/14

- Net loss for the year is \$2,358. Although the word “loss” generally conjures up bad thoughts, we are in excellent financial shape and we are able to easily absorb this amount without concern. Last year we had an unexpected \$12,000 net income, as well as about \$10,000 from prior years, so that is our safety net. Not to worry.
- Fees were collected from all 48 homes for 12 months. The monthly assessment will remain the same for 2015 - \$206.
- A few items worth mentioning in comparing the budget to actual expense:
 - Legal fees were \$1,166 over budget in connection with the necessary revisions to the C&R documents. It was hard to know how much to budget, but we did have a little cushion in there from another line item, just in case.
 - Total administrative expenses were still under budget.
 - Water was way under budget again - \$4,652. I don’t really have an explanation for that. We never know how much water we will need.
 - Just like the snow – who knows how much shoveling we will need. In 2014 we called on Nature’s Way 4 times, which resulted in \$5,805 over budget. Perhaps we should figure out a way to save the snow for the summer irrigation?
 - Irrigation repairs - \$1,285 over budget.

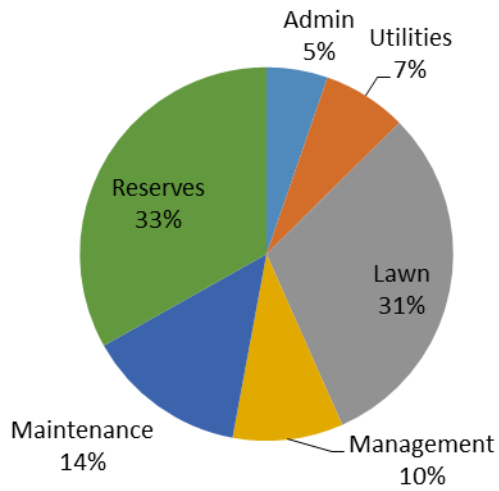
2014 Actual Expenditures



2014 Budget



2013 Actual Expenditures





Charter Colony is a member of the Chesterfield County Neighborhood Watch program. One of the main ideas behind Neighborhood Watch is to look out for each other.

Calls for Service Madison Village - December 2014 - None

Identity Theft

- Don't respond to email, text, and phone messages that ask for personal information. Legitimate companies don't ask for information this way. Delete the messages.
- If you shop or bank online, or use a public wireless network, don't send information to any website that isn't fully encrypted. An encrypted site has "https" at the beginning of the web address; "s" is for secure.

Always remember to report anything that happens to you or your property. This helps the police determine if there is a larger problem in the area.

Jane Brock
MV Neighborhood Watch
Captain
794-4617
janiecb@verizon.net

Important Numbers:	Emergency	911
	Non-Emergency	748-1251
	Traffic & Speeding Hotline	318-8084
	Crime Solvers	748-0660

Let's do Lunch

Ladies' Luncheon



The February luncheon will be held at the Firebirds Wood Fired Grill on **Tuesday, February 10** at noon. Firebirds is located in The Shoppes at Belvedere, 1148 Belvedere Vista Lane (off of Robious Road), Richmond, VA 23235. 804-440-0000. You can see the menu at www.firebirdsrestaurants.com.

If you are interested in carpooling, please let Anita know when you RSVP. Anita Dahlquist at anita.dahlquist@verizon.net or 379-3273.



Join the ladies of Madison Village on **Wednesday, February 25 at 9:15 a.m.** at Bob Evans on Midlothian Turnpike. RSVP your attendance to Kim Harris at home4rbh@verizon.net or 221-1844. If you are interested in carpooling, let Kim know when you RSVP.



Betty Zacharias – Feb. 5
Ken Hanks – Feb. 16
Richard Brock – Feb. 20