

ENCOMPASSING
289 RESIDENCES
IN HUDSON, WI



Stonepine OVERALL

HOMEOWNERS ASSOCIATION

ANNUAL NEWSLETTER

OCTOBER 2013

Notes

from the President

It has been a busy year for the Overall Association with several projects continuing to maintain the neighborhood. Over the past three years we have made great progress in reducing our expenses and the volunteers on the Board work diligently to ensure the fiscal well being of the Overall Association. This year we made a concerted effort to improve the look of the mailboxes and have replaced dozens of individual boxes. We also bought supplies and have had the good fortune of many neighbors volunteering to stain their own posts – saving lots of \$\$\$ and the hiring of a worker. We had a great turnout at our Annual Potluck and look to do it again in 2014 on National Night Out. Mother Nature was not kind with heavy snow and the major storm in June created significant damage requiring many extra hours for our landscape contractor. We appreciate all the volunteers who take the time to ensure we continue to live in Hudson's finest neighborhood. I wish you and your families a happy, safe and wonderful holiday season and great 2014.

IMPORTANT NOTICE

Annual dues payment schedule will change to coincide with fiscal year

In order to align the Overall Association's income from dues with the annual budget, the Board is changing the payment schedule to match its July 1-June 30 fiscal year.

In 2014, homeowners will receive billing statements in January to cover six months and in July to cover the

next fiscal year.

After that, homeowners will receive a statement every July to match the fiscal year. The fiscal year was changed to July 1 in 2011 for tax purposes. There will be a modest increase in dues of \$5, the first increase in three years.

BILLING STATEMENTS

January 2014

\$75.00

covers January-June 2014

July 2014

\$150.00

covers July 2014-June 2015

2013-14 Board of Directors



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Police ask homeowners to be alert for burglars

Three burglaries occurred recently: two on Ruby Rd. (development east of Stonepine) and one on Grandview Dr., according to Detective Geoff Willems of the Hudson Police Dept.

Burglars have entered through back windows or used garage door openers in unlocked vehicles to gain entry.

The incidents occurred at night and during the day and happened after someone knocked on doors, passing out brochures from Afton Cruise Lines and Starbucks. Police are looking for a white male and female, mid 40s.

“Be diligent in the security of your neighborhood.”

Detective Geoff Willems

Willems offered the following advice to homeowners:

1. Call police immediately if you have ANY suspicion. The sooner the police can arrive, the better chance of finding the burglar.
2. Note vehicles, license plates and descriptions of people raising suspicion.
2. Lock cars parked outside and lock service door from house to garage as well as doors and windows.
3. Turn on exterior lights at night.
4. If you go on vacation, let your neighbors know. If someone will be checking your house, tell them who will be checking and the type of vehicle they drive.
5. Suspend mail and newspaper deliveries if you leave town for more than several days.

Next year's Potluck Picnic will be held on
NATIONAL NIGHT OUT - TUESDAY, AUG. 5, 2014



This summer's Potluck Picnic was packed with sunshine, good food and conversation among residents of all ages. It's becoming a neighborhood tradition. Hope to see you next year!

Survey shows consistent use of Common Areas

Walking seems to be a popular pasttime for many Overall residents.

More than 70 percent of respondents in the January 2013 Stonepine Overall survey said they frequently or occasionally use the walking path between Grandview Dr. and Wisconsin St.

Use of the other Common Areas, including the gazebo, tennis courts, and playground also continues to be strong with nearly 20 percent indicating they use the amenity.

The survey had a 62 percent response rate with 177 out of 289 homeowners responding. Complete results are on the Stonepine website.

“We got a good response and it shows residents use the common areas and see them as an important asset to the development,” said president Brian Elwood.

LATE FEE REMINDER

All homeowners benefit when dues are paid on time and a majority of the 289 homeowners pay in a timely manner. Please remember that the Association charges the following late fees on overdue accounts:

30 days past due
\$15 late fee

60 days past due
0.6667% compounded monthly. Based on current dues, approximately 67¢ per \$100 owed will be added to the outstanding balance. (Interest will be charged on accumulated interest.)

90 days past due
A lien will be placed plus a \$25 fee to cover lien fees and other necessary expenses.



To receive timely news, sign up for email alerts. Contact Colleen Callahan at giverny@me.com.



If you would like to stain your mailbox, contact **Pat Malone at 651-442-1099**.



For neighborly conversations on Facebook, check out **Stonepine-Overall-Homeowners-Association**.



To locate official Overall Association documents, visit stonepineassociations.org