

Subject: February 2010 Newsletter

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## Newsletter February 2010

Deercreek Owners Association  
Volume XIV Issue 2

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### EVENTS

#### DCCOA

February 4,  
Thursday  
7 PM-ARB

February 10,  
Wednesday  
6 PM-Access Control

January 13,  
Wednesday  
7 PM-Common  
Property

February, 18  
Thursday  
6:15PM---Covenants  
Enforcement  
7PM---Finance  
Committee

February 25,  
Thursday  
7 PM-DCCOA Board

### Annual DCCOA Meeting Highlight and Election Results

The annual meeting of the Deercreek Country Club Owners Association was held on Tuesday, December 8, at the Deercreek Country Club. President Danny Becton opened the meeting by introducing the current Board members: Doug Klippel, Vice President; Pete Gentry, Secretary; Judd Schwartz, Treasurer; Joe Cernigliaro, Ron Peace, George Partin, Carol D'Onofrio, and Rosemary Tutt. The Property Manager Bernard Vargas Vila and committee chairpersons were also introduced.



Becton expressed a continuing need for volunteers who care about the community. There are openings for chairman on various committees and there is need for additional volunteers on many of the committees. He thanked the many volunteers who have stepped up to ensure that Deercreek remains a high value community.

President Becton reported on some of the Board's accomplishments in 2009. Some of the ongoing efforts included:

- Completing phase 2 of the road paving project which included repairing some roads in the community as well as micro-surfacing the roads scheduled for phase 2. This project continues to be funded from the reserve fund without the need for any special assessments.
- Significant improvement in the lake maintenance program with the new contractor, Future Horizons, Inc successfully eliminating algae, submersed aquatics and emergent shoreline vegetations in the 23 lakes covering 55 acres in Deercreek.
- Working to reduce expenses through fewer mailings including distributing the Deercreek Community News electronically. Also cost control measures were put into place to ensure that allocation of time from management contracts were appropriate and accurate.

Following the President's report, the Treasurer gave his report by presenting the 2010 operating budget. The budget included an increased allocation of 23% to the reserve fund to cover future capital expenditures. For example this year 89% of the expenditures in the reserve fund related to the road paving. It was noted that quarterly assessments would increase to \$300 to cover this increased allocation but through proper planning there should be no need for special assessments.

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**EDGEWATER**

February 18,  
Thursday  
7 PM-HOA Board  
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**COMMUNITY**

February 15,  
Monday  
10 AM-Literary Circle  
meets to discuss  
Geraldine Brooks'  
"People of the Book"

February 25,  
Thursday  
1 PM-Home & Garden  
Club: "Addicted to  
Decorating",  
presented by Bobi  
McGinnis, Interior  
Redesign and Real  
Estate Staging



[Click here for Lucy  
Bucker's recipe of the  
month: Coconut  
Chicken](#)

Further comment was made that the quarterly assessments in Deercreek are significantly lower compared to other golf communities.

Board member liaisons gave a brief overview of the purpose of their committees and important accomplishments during the year. All committee liaisons stated their committee's purpose and reviewed their accomplishments. Specific reports of interest included

- **Doug Klippel, Access Control liaison**, reported that the front gate processes approximately a quarter of a million vehicles per year. The committee's focus is on the safety of residents and guests.
- **Carol D'Onofrio, Legal and Club liaison**, reported that the Legal Committee's biggest challenge is collecting past due assessments with more than 10 past due offenders owing over \$60,000. In 2009, the committee was successful in collecting more than \$21,000 from one offender. Barcodes for homeowners who are in arrears more than \$1000 and for over 90 days are deactivated. Homeowners are not denied access, however they are required to use the visitor lane.

Danny Becton next recognized the service and dedication of Board members whose terms were coming to an end. The terms for Rosemary Tutt, Judd Schwartz and Pete Gentry were ending even though Gentry decided to run for another 3-year term. Judd Schwartz has been on the board for ten years and served as treasurer many of those years and was given special recognition.

The meeting concluded with the presentation of new Board members, all of who were elected to serve for three years. Pete Gentry was re-elected and two new members Aaron West and Jim Kagilery were introduced. Their service will begin at the Thursday, January 28th Board meeting. Board meetings are open to all Deercreek residents.

**Prize Offered:**

**We want YOU to be our eyes and ears!**

We are betting that our residents know all kinds of things that would interest their neighbors. To back up that bet, the Communications Committee is holding a contest open to all residents.



Here's how it works:

- Write one or more articles about a topic of interest for publication in our newsletter. Articles can be about people or events in Deercreek or about a topic of interest (e.g., lawn and garden care, community safety...be creative).
- Articles don't need to be long-150 to 500 words or a little longer as needed.
- Submit articles, in Word format, to George Partin at [creeksideinv@hotmail.com](mailto:creeksideinv@hotmail.com). Include your name and phone number.
- Deadline for submissions is March 1.
- The Communications Committee will review all submissions and select a winner. One winner will be chosen, but all articles will be considered for publication in the Deercreek Newsletter.
- The winner will receive **DINNER FOR 2** at Friday's Steak Night at the Club, graciously donated by Deercreek Country Club.. You don't need to be a club member to win.

- The winner will be announced in the April newsletter.

### Why the dead fish?

The dead fish you see in our lakes are **tilapia**. They slowly die on the bottom and pop up over the course of two to three weeks.

They start to die when the water temperature reaches the low 50s, the pond temperatures have reached into the 40's.

Bernard Vila, Deercreek Property Manager, reported that ponds in Deercreek lost hundreds of tilapia years ago when temperatures got this low for a long period of time.



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