

## Fourth Special Meeting Scheduled

The October 13, 2009 special meeting was held at the Overbrook Pavilion. This was our third attempt to reach a quorum vote on the proposed annual assessment increase. We needed 155 property owners to be present to reach this quorum. We were short by quite a few members. Consequently, the new Board president Jeff Smith has scheduled the forth special meeting to occur on Tuesday, November 10, 2009, 7:00 pm at the Overbrook pavilion. At the Board of Directors meeting which preceded this membership meeting, the Board discussed the ability to use proxies for this vote. It was decided that the by-laws are unclear on this issue. The Board chose to remain on the path of holding special meetings until a quorum can be reached. The next meeting will require 78 property owners to be present to reach a quorum vote. We are asking that all those concerned will come out and vote at this November 10th meeting. We respectfully ask that you consider the upkeep of your neighborhood when casting this vote. As we have stated many times, your assessment has not increased since 1994. The proposed increase would be \$15.80 from \$133.20 to \$149.00. These additional funds will help us over the next couple of years to perform needed repairs on our private common facilities and remain vigilant in keeping up the amenities of our neighborhood.

Our current needed repairs include refurbishing and resurfacing the jogging trail and tennis courts. The Pavilion needs a new roof. The swimming pool must be resurfaced to maintain Health Department requirements and yearly operational cost of all these facilities continues to rise. The following is a list of bids we have received concerning the needed repairs;

Tennis Court Resurfacing - 2008 Bid \$14,700

Jogging Trail Refurbishing - 2007 Bids \$28,000 - \$60,000 (Partial, Complete)

Swimming Pool Resurfacing - 2008 Bid \$25,000

Pavilion Roof - 2007 Bid \$ 6,000

At this point our yearly assessments cover only enough to perform minimal repairs and stay operational. Please thoughtfully consider these issues and come to the scheduled meeting to cast your vote. If you have any questions, we would be happy to speak with you further, just contact the Overbrook office at 753-4770 or any Overbrook Board of Director. We hope to see you on November 10!