

Fifth Special Meeting Scheduled

The November 10, 2009 special meeting was held at the Overbrook Pavilion. This was our fourth attempt to reach a quorum vote on the proposed annual assessment increase. We needed 78 property owners to be present to reach this quorum. We were short by about 35 members. Consequently, the Board president Jeff Smith has scheduled the fifth special meeting to occur on Tuesday, December 1, 2009, 7:00 pm at the Overbrook pavilion. We are very hopeful that we will have at least 39 members at this meeting to reach a quorum vote on this issue. The Board appreciates all those who have been present at the past meetings and asks that we all make one last effort to attend the next meeting. The Board also appreciates the positive support on its efforts to maintain the neighborhood. 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 aging private common facilities and remain vigilant in keeping up the amenities of our neighborhood. Per our by-laws these assessment increases can only be considered every three years. We will need to conclude this proposal at this meeting.

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 December 1!