

Country Place Homeowners Association

The Lamplighter

JANUARY 2017



The Purpose of Country Place HOA is to: Collect our Homeowners Dues and Reinvest in a Responsible and Ethical Maner, Maintain our Common Areas, and Support and Enforce our Protective Covenants.

A Note From Your Treasurer:

I hope everyone enjoyed the holiday season! This is just a reminder that billing for our annual HOA dues is now underway! Each property is billed the full annual amount for HOA dues of \$211.08. If you choose to pay your annual dues in full by February 28th, you will receive a 10% discount dropping them to \$189.97. This discounted amount **must be paid in full no later than February 28th** to receive the discount. Otherwise the quarterly payment schedule and rate will be as follows:

1st Quarter due by Feb. 28th \$52.77

2nd Quarter due by May 31st \$52.77

3rd Quarter due by Aug. 31st \$52.77

4th Quarter due by Nov. 30th \$52.77

You will only receive an invoice in January for 2017 dues if your account is paid up and there is no past due balance. If you have a past due balance, you will receive an invoice for 2017 dues in addition to a statement of the past due billings. The payment schedule above will also be on that invoice. You can drop your payment in the mailbox at the Clubhouse or contact me and I can get you a form to have a 1 time EFT (Electronic Funds Transfer) using a Debit or Credit card. You can also set up recurring EFT using a Debit or Credit card for your quarterly payments as well. Please do not send payments to the old P.O. Box as we do not use that any longer.

If you have a past due balance and want to work out a payment schedule, please contact me and I will see what we can come up with to get your account in good standing.

Thank you,
Susan Burns, Treasurer

Please find the Annual Report below for the period of October 1, 2015 through September 30, 2016. That is our fiscal year. Please note the asterisks next to some of the items and the explanation that follows on the next page. Due to space issues, these had to be separated on the newsletter.

33000 · Finance Charges	1,872.68
*40000 · Dues Income	72,304.42
*40200 · Assessment Fees	2,850.00
42000 · Pool Passes	5,020.00
42500 · Pool Admission	228.00
43000 · Clubhouse Rentals	3,355.00
43300 · Pool Rental	400.00
43500 · Pool & Clubhouse Rental	720.00
*48000 · Interest Income	9.30
Total Income	86,759.40
Gross Profit	86,759.40
Expense	
*60000 · Accounting	1,250.00
*60100 · Advertising	99.00
60250 · Lien Expense	283.00
60275 · Attorney Fees	81.50
*60300 · Bank Charges	112.00
60400 · IPN Fees/CC Fees	180.05
60500 · Clubhouse Expense	569.46
61000 · Corn	228.73
61500 · Depreciation	2,143.00
*61700 · Discounts to Homeowners	536.26
62000 · Electricity-Clubhouse 400	5,434.59
62100 · Electricity-Pool 407	1,918.71
62200 · Electricity-Tennis Courts 402	78.97
62400 · Electricity-Area Lights 405	1,565.08
62450 · Electricity-Security Lights	147.21
62460 · Electricity-Street Lights 401	1,137.40
*62490 · Entertainment	3,112.02
62500 · Insurance	9,146.52
63500 · Maintenance-Grounds	11,258.75
*64000 · Labor & Maintenance	25,863.44
64500 · Maintenance-Lights	2,400.24
65000 · MaintMail/Road/Sign/Fence/Wall	1,549.21
66500 · Newsletter/Directory	698.08
67000 · Office Expense	1,353.76
67250 · Parts/Equipment	223.15
67500 · Pool - Maintenance	6,299.09
68000 · Pool - Lifeguard	5,467.00
68500 · Pool - Attendant Fees	1,695.00
68600 · Pool - Supplies	522.67
69000 · Postage	913.35
69500 · Sanitation	203.50
*70000 · Security	200.00
70600 · Taxes - Property	658.35
71250 · Mileage Reimbursement	388.85
*71500 · Water- Clubhouse	632.13
*71505 · Water- Entrance	77.75
Total Expense	88,427.82
Net Income	-1,668.42

Notes on the Annual Report for Oct 2015 - Sept 2016

- *Dues Income - This amount is for 2016 dues billed to all properties, not the amount collected.
 - *Assessment Fees - Fees charged back to homeowners/residents for lien filing or cleaning expenses (this amount includes billing for liens filed that have not been settled in previous years)
 - *Interest Income - Interest earned from the checking account
 - *Accounting - CPA fees
 - *Advertising - Annual website fees
 - *Bank Charges - Fees for reissuing lost checks (lifeguards)
 - *Discounts to Homeowners - Discount issued for payment of dues in full prior to Feb 28th
 - *Entertainment - Spring Fling, National Night Out, Halloween Bash, Cocoa with Santa
 - *Labor & Maintenance - Majority of this amount is for plumbing repairs to Clubhouse drainage and concrete work
 - *Security - Halloween Night 2 off duty for Sheriff's office
 - *Water - Clubhouse - Much of the billing from 2015 & 2016 was incorrect resulting in the PSC requiring CPU to write off the incorrectly billed amounts
 - *Water - Entrance - We are owed credit on this account from CPU
 - *Pool expenses totaled \$13983.76 with only \$6008.00 in pool pass sales, admission fees for guests, and rentals.
 - *Clubhouse expenses including electricity totaled \$6004.05 with \$3715.00 in rental fees.
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Upcoming Meetings:

Tuesday, January 31st at 7:00 PM

Tuesday, February 28th at 7:00 PM

Welcome to our newest residents:

Traci and Ricardo Lopez-Valdez at 203 Deerwood Lane
Tonya Cooper at 117 Mill Creek

COUNTRY PLACE HOA

11 Country Lane
Haughton, LA 71037

PRSRT STD
U.S. POSTAGE
PAID
PERMIT NO. 58
Haughton, LA

Insert address label

WE'RE ON THE WEB!
WWW.COUNTRYPLACEHOALIVING.COM

A New Year, A Fresh Start, and Infinite
Possibilities!

Be Thankful for the Many Blessings in the
Past Year!

Board Members

President	Mark Toloso		marktoloso@yahoo.com
Vice President	Ronnie Jordan	470-2472	rjordan509@gmail.com
Secretary	Janet Toloso	949-4316	kdgaeg@aol.com
Treasurer	Susan Burns	268-1846	cphoatreasurer@yahoo.com
Architectural	Brent Thomas	294-3387	bthomasx4@yahoo.com
Clubhouse	Mitzie Cochran	393-7163	mecochrane56@gmail.com
Common Grounds Chairperson	Ronnie Jordan	470-2472	rjordan509@gmail.com
Pool Passes/Lifeguards	Kimberly McGuffee	218-1153	
Pool Rentals	Mitzie Cochran	393-7163	mecochrane56@gmail.com
Yard Lights/Mailbox Posts	Mark Toloso	465-1804	marktoloso@yahoo.com
Newsletter	Mitzie Cochran	393-7163	mecochrane56@gmail.com

Babysitting List

Susan Burns: 268-1846	Charlotte Ray: 655-4003	Shelby Kander: 990-6452
Samantha McCain: 347-8185	Amber Molnari: 754-5331	Haylee Thomas: 218-5027
Sydney Shortle: 523-0599		

Please remember to keep your
pets in your own yards. Please
try to keep the barking down as
well, especially late at night.



IMPORTANT REMINDERS:

- Please remember...the Speed Limit on ALL streets in Country Place is 20 MPH. And STOP signs mean you must come to a **COMPLETE STOP**.
- We are a Crime Watch Community, if you see something suspicious. Also call when you are going to be out of town and they will check on your home twice a day. Call the BPSO at 965-2203.