

W P Williamsburg Plantation Homeowners Association

MARCH 2010

KEEPING YOU INFORMED

2010 ELECTION AND BYLAW CHANGE RESULTS

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Congratulations and thank you to all of Williamsburg Plantation members!! We received over 51% of the votes required to obtain a membership quorum to change the Bylaws. This was a big undertaking but we received so much assistance in getting the word out to vote, that we easily accomplished our goal. All Bylaw changes were approved by a vast majority of voters. We are very excited to begin a new year with both new and continuing directors. Your new 2010 Board of Directors :

Mike Santos , President

Regency Park

2 Year Term Board of Director

Kathleen Buhr, Vice President

Huntington Park

2 Year Term Board of Director

Jason Tooman, Treasurer

Huntington Park

2 Year Term for Board of Director

Jewel Bregel, Secretary

Richmond Park

1 Year Term Board of Director

Ray Evans, Board of Director

Regency Park

1 Year Term Board of Director

Stacy Barnes, Board of Director

Regency Park

1 Year Term Board of Director

DeVata Davis, Board of Director

Kensington Park

1 Year Term Board of Director

Congratulations to all of you and we look forward to your leadership in the upcoming year!

NEW MANAGEMENT COMPANY

After careful consideration your 2010 Board of Directors would like to announce that Century 21 Advantage Gold Realty has been contracted as the associations new management company, The Board of Directors and the Management Company have been working very diligently together to have the affairs of the homeowners association back on track. Welcome Century 21 Advantage Gold Realty!!

LETTER FROM THE PRESIDENT, MIKE SANTOS

Dear Home Owners,

I just wanted to touch base with you and thank all who participated in the 2010 WPHOA Board of Directors election. We had a great turnout of 61% of our homeowners voting for a change and adding 4 new members to the board. I would like to introduce your new Executive Officer's Kathleen Burh, Vice President, Jason Tooman, Treasurer and Jewel Bregel, Secretary. Additionally, I would like to introduce our additional new voting members, DeVata Davis, Ray Evans and Stacy Barnes. We are here to work for you as a team for our community.

I know it has been slow getting started and some homeowners are starting to get aggravated already. Let me bring you up to speed as to what we are doing behind the scenes since we started. To be candid, it has been a bear trying to get our hands around the WPHOA business end and all the moving parts of our organization. For example, unsatisfactory turnover, finances in disarray, outdated website since October 2009, no access to the website, no one answering concerns from our residents, no contracts of vendors doing business for us, storm water ponds, city and state issues, wondering if we have insurance, with who, and point of contact, and no meeting facilities just to name a few. Honestly, there was no structure to our organization and it shows.

Our first mission was to get our finances in order. Financially, it was a train wreck. We started with no known operating budget, missing bank statements, no 2009 business records, receipts of expenditures, and unpaid back taxes just to list a few highlights. As we dug in, it seemed more like a sinkhole.

As discussed in our December 2009 and January 2010 community meetings it was agreed by all board members to hire a Management Company to assist us in managing our HOA here in Williamsburg Plantation. We now have 503 homes here in our association generating approximately \$100,000.00. Although volunteers run the HOA, the HOA is a business and should be run as such. Not knowing how and where your money is being spent is a problem. However, through a lot of research and hard work by Jason Tooman, Treasurer, Sherri Mayes our HOA Management Company Manager and personnel from BB&T we have been able to get a better picture of what has transpired to date. Currently we have \$83,623.37 in our account pending receipts of approximately \$27,000.00.

Moving on, as of 8 March 2010 we now have access to our website and have bids out to reconstruct and update the website. This is the 21st Century and we know this is the best form of communication. Additionally, we want everyone to be aware of what is happening in our community i.e.: activities, meeting times and places, points of contacts, current association dues, committees and projects working on.

This is a true undertaking and without your help virtually impossible. We are looking for volunteers to set up some action committees i.e.: Architecture, Storm Water/Wetlands, Audit, Rules, Newsletter, and Activities committees at our next meeting in April.

It is always easy to jump on the bandwagon and complain how bad things are without knowing what the true picture really looks like. I hope I have painted a better picture for you now.

I would also like to remind you that the newly elected board is a group of "Volunteers" that want to make a difference in our Williamsburg Plantation community.

I challenge you to be an active participant in your community and help us. Don't sit on the sideline. Make a positive impact. It is your choice. Your community will reflect your decision.

Sincerely,

Mike Santos
President, WPHOA

New Improved Web Site Coming Soon:
www.williamsburgplantation-hoa.org

VOLUNTEERS NEEDED

Williamsburg Plantation Needs Your Help and Expertise!!

Now is the time to take a look at our volunteer opportunities for this year.

Architectural Committee
 Storm Water/Wetland Committee
 Audit Committee
 Rules and Regulations Committee
 Newsletter Committee
 Social Committee



Volunteers Needed!!

If you know what committee you want to serve on or you want to serve and don't know what committee to sign up for we can help find a committee that you will excel in.

Email us your name, phone number, email address, property address and your desired committee to: directors@williamsburgplantation-hoa.org

CENTURY 21 ADVANTAGE GOLD WELCOME LETTER

We would first like to welcome you to Century 21 Advantage Gold Realty. Our property managers are dedicated to providing professional homeowners association management, quality services and guidance to each of our Association communities. We believe that financial stability and professional management promote enhanced property values and neighborhood livability. Century 21 Advantage Gold Realty is prepared to meet the serious challenges facing Associations in today's complex planned community environment.

As professional property managers, our job is to simplify and ease the workload for the Board of Directors. Century 21 Advantage Gold Realty has the administrative abilities and services to keep the duties of volunteer Directors from becoming overly time consuming or unpleasant.

The primary responsibility of the Board of Directors is decision making. Century 21 Advantage Gold Realty will assist them in making informed decisions and ensure that they are correctly implemented. We have the experience and resources to help directors meet the Association's goals.

We are interested in the success of every Association and the continuing satisfaction of each Board member and homeowner. Century 21 Advantage Gold Realty is a full-time management company and available to service all the needs of your association. Homeowners, too, will be provided with individual attention whenever they need it.

Century 21 Advantage Gold Realty offers the long-term solutions that your Association demands, along with the services you need the most:

- Financial Reporting
- Common Area maintenance planning and implementation
- Realistic budgeting and effective assessment collection
- Deed Restriction control
- Reserves study and planning

One of the most important decisions your Board of Directors will ever make is the selection of an experienced, responsive, and above all, professional property management company. We are pleased that we have been selected to represent your homeowners association. If you have any questions please feel free to email our company at: hoa@century21advantagegold.com or visit our website at www.century21advantagegold.com.



**C/O CENTURY 21 ADVANTAGE GOLD REALTY
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