

Forest Brook Homeowners Association



317 Forest Brook Blvd.
Mandeville, La. 70448

Forest Brook Resident
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Dear Forest Brook Resident,

This letter is to remind you of our Tuesday, November 18th member meeting. The meeting will be at 7 pm at the pool house. We will be voting a new board in. Currently, we only have 4 names submitted. We need to have 7 board members – at a minimum we need 5. If you wish to be considered, please attend the meeting and your name can be a “write in” on the ballot. We decided against doing a proxy form for the vote due to the low number of names submitted and the past history of not receiving many proxy votes.

The following will be our agenda:

- Minutes from last meeting
- Treasurer report
- President report
- Vote on 2009 HOA Board
- Vote on 2009 budget
- Management Company prices
- Update on retention pond

You are receiving this letter by mail and we will only notify you of member meetings in this manner. We are not sending out paper newsletters or paper flyers anymore. If you wish to receive notices of important St Tammany Parish information, subdivision information (parties, vandalism info, etc) and any other pertinent emergency information - such as the information we sent out after the Hurricane – please go to www.forestbrookhoa.com and sign up to be on our email list. If you do not see your email address below, then you need to sign up to receive any of this information from the HOA Board in the future. If you are signed up but wish to have a different email address used, simply go to our website, put in the email address we currently have and delete your old email. Then, you will need to resign up with the new email address.

Forest Brook Resident : No e-mail on file

If you see your email address here and have **not** been receiving our email, please contact me and I will send you a test email. We have had some instances of our emails going straight to the recipients spam folder.

We hope to see you at this very important meeting!

Amy Berger
FBHOA President

Forest Brook Homeowners Association 2009 Proposed Budget

	2008	2009	Variance	
	YE Forecast	Proposed Budget	\$	%
Ordinary Income/Expense				
Income				
Income				
Advertising	140.00	140.00	0.00	0.0%
Trash Company Rebate	0.00	4,800.00	4,800.00	0.0%
Holiday Market	100.00	100.00	0.00	0.0%
Homeowner Dues	115,976.65	131,400.00	15,423.35	13.3%
Interest Income	339.34	60.00	-279.34	-82.3%
Pool Party	725.00	700.00	-25.00	-3.4%
Income - Other	0.00	0.00	0.00	0.0%
Total Income	117,280.99	137,200.00	19,919.01	17.0%
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Expense				
Total Association Activity	3,400.44	3,250.00	-150.44	-4.4%
Total Association Supplies	3,092.70	1,040.00	-2,052.70	-66.4%
Cleaning Service (Pool House)	2,230.80	2,850.00	619.20	27.8%
Decorations	213.22	400.00	186.78	87.6%
Total Electricity	8,759.03	9,120.00	360.97	4.1%
Home owner Supplies	0.00	0.00	0.00	0.0%
Total Insurance	8,376.25	9,750.00	1,373.75	16.4%
Total Landscaping/Maintenance	54,868.43	54,600.00	-268.43	-0.5%
Legal Fees	400.00	400.00	0.00	0.0%
Loan Repayment	2,291.67	13,750.00	11,458.33	500.0%
Total Maintenance	716.91	0.00	-716.91	-100.0%
Total Miscellaneous	0.00	0.00	0.00	0.0%
Office Expenses	473.10	900.00	426.90	90.2%
Pool House Supplies	271.84	600.00	328.16	120.7%
Total Pool Improvements	50,264.44	13,960.00	-36,304.44	-72.2%
Pool maintenance	7,823.45	9,000.00	1,176.55	15.0%
Postage	21.28	800.00	778.72	3659.4%
Professional Services	2,260.50	200.00	-2,060.50	-91.2%
Property Tax	2,213.87	1,500.00	-713.87	-32.2%
Rebates	2,025.00	3,180.00	1,155.00	57.0%
Retention Pond - Total	52,777.00	0.00	-52,777.00	-100.0%
Security Detail	2,040.00	3,120.00	1,080.00	52.9%
Total Signage	3,719.55	0.00	-3,719.55	-100.0%
Tax Preparation	150.00	150.00	0.00	0.0%
Tax Expense	148.58	200.00	51.42	34.6%
Total Technology	1,202.14	1,446.74	244.60	20.3%
Transfer to/from Reserve Fund	0.00	0.00	0.00	0.0%
Total Water	5,925.71	4,500.00	-1,425.71	-24.1%
Total Expense	215,665.91	134,716.74	-80,949.17	-37.5%
Net Income	-88,384.82	2,483.26	100,868.18	-102.6%

Budget Comments

Revenue is budgeted to increase 15K year over year due to a full year of the Q1 2008 dues increase and the Jan 2008 dues were mistakenly recognized in the prior year. The HOA is expecting to obtain a loan (approx 45k) to pay for the excavation of the retention pond. The loan in combination with prior year cash surpluses have allowed for the completion of several major projects and supported a negative net income for 2008. The repayment of the loan is shown in the loan repayment category and creates a major variance as compared to 2008. Lastly, the only pool house improvements budgeted in 2009 are the building of cabanas and pool furniture enhancements which is budgeted at 13,960 as compared to the 2008 improvements of 50,264.

2009 Board Nominations

Tyanne Coudrain: (Forest brook Blvd) I have lived in Forest Brook for the last year. I reside with my daughter-in-law and two grandchildren. I am a realtor with Avalor Realty Louisiana in Mandeville and have been a realtor for the past 10 years.

I want to serve on the Forest Brook HOA board because I would like to participate in the financial decisions being made for our neighborhood. I believe that I would be an asset to the board and could bring a new voice to helping the community grow.

Charlie Hall: I have been a resident of Forest Brook (Creek Court) since 2003. I also serve as its' Block Captain. I possess more than 42 years of managerial and sales experience, and own a maritime consulting business from my home. I'm also a U.S. Navy veteran (Submarines & NSWU). If elected, I will utilize my management and organizational experience and skills, to assist with helping to make Forest Brook a more quality, and friendlier place to live. Communications and personal relations are some of the strengths that I will bring to the position.

Carlo Hernandez: I am submitting my name for your consideration as a member of the 2009 Board of Directors of the Forest Brook Homeowners Association. My family and I have lived at 2818 Mesa Court for seven years (August, 2001). I am now retired, but prior to my retirement, I worked for 31 years for the City of New Orleans as a planner/analyst on the City Planning Commission staff, leaving after 13 years as Chief Planner in charge of the Transportation Division of the Office; the Department of Public Works, leaving after 10 years as Senior Analyst and Project Coordinator while assisting in planning and managing the street and drainage improvement projects proposed and implemented during this period in the City; and the New Orleans City Council Research staff, leaving after 8 years as the Assistant Director in charge of preparing and researching legislative matters. I have been a "volunteer" board member and a board member of the Forest Brook Homeowners Association since 2002, keeping tabs on zoning and planning issues for this area. I want to help maintain the high quality of life aspects for this subdivision and area.

Paul Williams: (Knoll Ct) I have lived in Forest Brook for the last six years. I'm married; my wife's name is Chrissy and we have a 15 year old daughter, Katie, and a 24 year old son, Timmy. Our daughter is in the 9th grade at Fontainebleau High School and our son is a chemical engineer with Honeywell and lives in Mobile, AL. I work in St. Rose, for Gist Logistics, a transportation and warehousing company. My wife is an office manager/realtor with Avalor Realty Louisiana in Mandeville.

I am interested in serving on the Forest Brook HOA board because I believe that I can help the residents of Forest Brook subdivision in some way. It is time that the residents take action to support their board and do what they can for the greater good of their neighborhood. With that said, I would like a chance to try and make a difference.

2009 Forest Brook Homeowners Association Ballot

	For	Against
Tyanne Coudrain	_____	_____
Charlie Hall	_____	_____
Carlo Hernandez	_____	_____
Paul Williams	_____	_____

Presented (and enclosed) 2009 Budget _____

Please print the following information:

Homeowner name: _____

Homeowner address: _____

Homeowner phone number/email: _____

Remember: only one vote per household. You may drop your ballot in the pool house mailbox or if you plan to attend the meeting - bring it with you to help us save paper!