



ARBOR LAKES HOA NEWSLETTER

November 14, 2006

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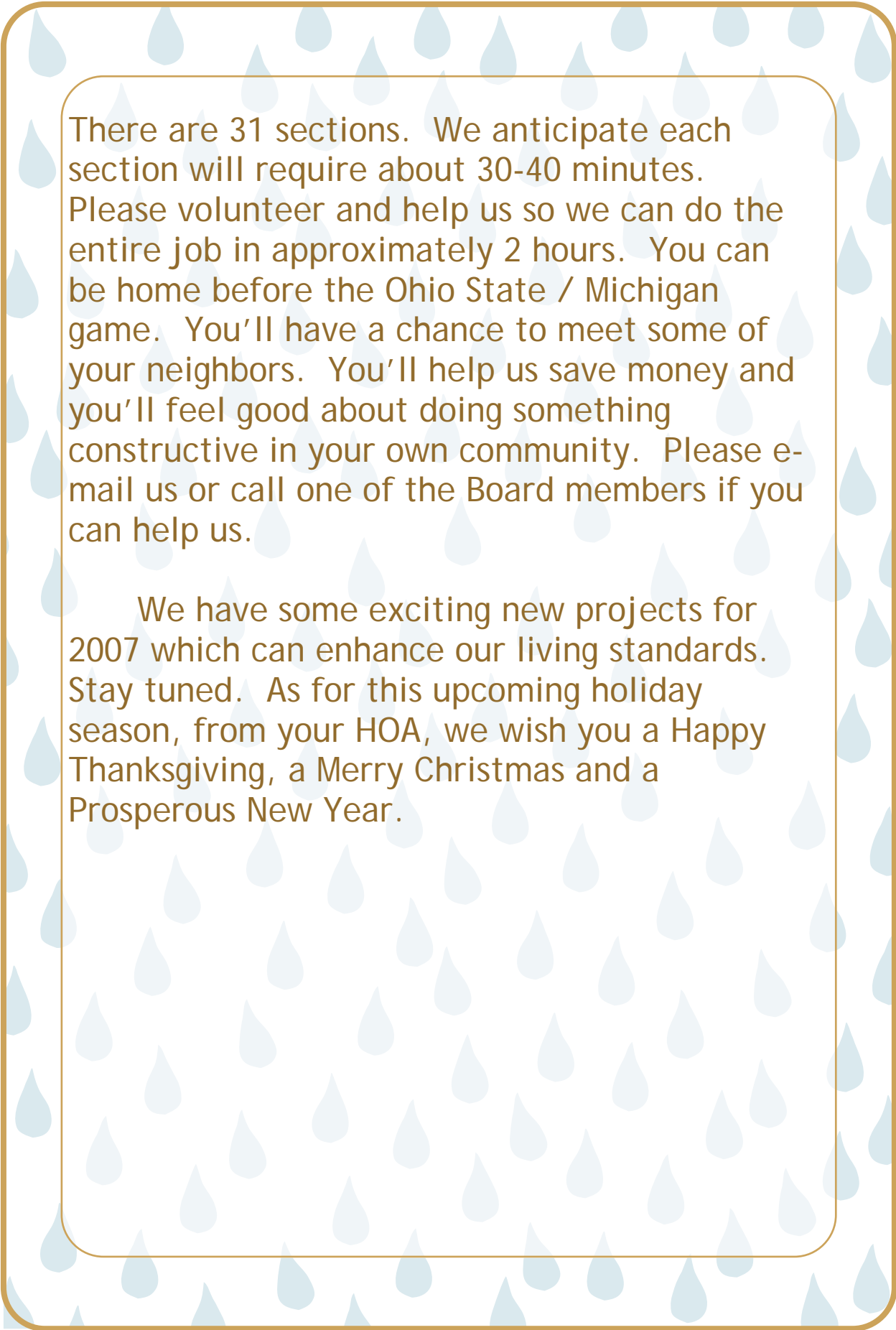
Greetings to all homeowners from the Arbor Lakes Homeowners' Association. Shortly we will begin our annual decorations for Christmas in our community. We will be expanding the decorations this year and hope that you will enjoy them.

This year (2006-2007) is shaping up as our best ever. Our finances are the strongest ever in our short history. And the addition of our fountain is an achievement that the Board has planned for many months. It serves as a beacon for our neighborhood. May it remind us of community spirit and well being for our neighbors especially as one sees it illuminating in the night.

As in the years past, we see medical bills rising, tuition and education costs climbing, postal services going higher, gas prices after a brief respite beginning their climb again, water rates rising (the little that we can obtain), electric bills rising, home repairs rising, auto repairs rising, insurance costs escalating, food costs rising, interest charges rising (even if general rates are stable), taxes rising (even if you're told otherwise), entertainment expenses climbing, and personal charges rising,

but once again the HOA is proud to announce that your annual dues will be reduced again by 2%. The Board intends to do this as long as possible. We will find ways to compensate for the reduced income and at the same time increase our reserves and fund our annual obligations. Your bill will be sent to you the first week of December as usual.

Speaking of compensating due to lower revenue, one method is to manually repair items rather than spend monies to have it done. We would like to invite anyone who can use a paint brush to meet with the Board members and volunteers on Saturday morning, Nov 18th at 9:00 AM along the eastern walkway by Lake # 5 (the largest lake) to repaint the green fence rails which are in need of a new paint job. In our 20 year Reserve Study, this estimated cost is approximately \$1100. If we can repair these ourselves we can save nearly three annual dues and certainly offset our reduced annual dues. We need at least 15 workers and hopefully more. Each worker will only have to paint two sections of the fence railing.



There are 31 sections. We anticipate each section will require about 30-40 minutes. Please volunteer and help us so we can do the entire job in approximately 2 hours. You can be home before the Ohio State / Michigan game. You'll have a chance to meet some of your neighbors. You'll help us save money and you'll feel good about doing something constructive in your own community. Please e-mail us or call one of the Board members if you can help us.

We have some exciting new projects for 2007 which can enhance our living standards. Stay tuned. As for this upcoming holiday season, from your HOA, we wish you a Happy Thanksgiving, a Merry Christmas and a Prosperous New Year.