

2009 in Review

The year 2009 should be remembered for budget constraints, people changes, a major surprise, and some very promising contributions made by dedicated volunteer committees.

Annual Assessment Reduced

Responding to inputs from owners during these hard times, the **annual assessment was reduced** from \$675 per unit in 2008 to an average of \$633 in 2009. That lowered PHCA income by \$32,600 and required expense savings across the board in order to break even for the year. The 2010 budget sets the assessment rate at \$607 per unit, requiring additional expense savings of \$20,200. This will present operational challenges but offer some additional financial relief to owners. It is notable that income budgeted for 2010 is almost identical to income of a full decade ago, in the year 2000, and operating expenses are 3% less.

PHCA Board

Important people changes occurred during 2009. In May, Alan Sylvester and Adam Ross were welcomed to the **PHCA Board**. Our profuse thanks were extended to Karl Freed and Gary Niemeck for their outstanding service to Parkview Hills while on the Board. Their talents and experience were soon to be extended to other opportunities in the community.

Environmental and Architectural Review Committee

In September, changes were made to the **Environmental and Architectural Review Committee**. The EARC, among other things, handles requests for tree removals and exterior building alterations. To simplify the committee structure, it was decided to reduce the number of voting members from seven to three and open membership to all residents. Mickey Cook, Karl Freed and Gary Niemeck applied and were nominated, effective January 1, 2010. Our sincere thanks go to retiring EARC members Nancy Anderson, Bill Birch, Monica Evans, Jim Gunderson and Jack Harmens. Woody Ehrle, EARC member who passed away in July, is sorely missed.

Indoor Pool

The major surprise came during routine draining and maintenance of the **indoor pool**. Some delaminating of the fiberglass surface was discovered with evidence of serious cracks beginning to appear. After further research plus discussions with the original contractor and others, we decided to remove the fiberglass and coat with epoxy resin paint. Since the pool was to be closed for several weeks for surface preparation and painting, it was felt this was also an opportune time to replace the pool entry and deck flooring. Both had become extremely hard to keep clean. The entire project is now about completed so there is beautiful continuity of tile and color in the locker rooms and into the indoor pool.

Trail Management Committee

Three new committees comprised of resident volunteers have made very promising contributions. The **Trail Management Committee**, established late in 2008, has been hard at work. Among the accomplishments: prominent signs listing rules at the main trail heads and at the recycling center; a well-organized "boat park" at Lake Hill-n-Brook; startup of an "adopt-a-trail" program whereby volunteers are responsible for care of an assigned segment of the walking trails; and concepts under study for replacement of the numbered sign stations along the main trail.

Clubhouse Landscape Committee

A **Clubhouse Landscape Committee** was formed in 2009 to recommend and direct improvements to the immediate surroundings of the clubhouse. The recommendations have been made, to be phased in over four years. The actions recommended for 2010 focus on the front of the clubhouse and include specific plans for tree replacement and flower beds plus such adjustments as straightening parking lot poles, moving the bike rack and installing new handicap parking signs.

40th Anniversary Committee

A **40th Anniversary Committee** was established late in the year to prepare for a grand celebration of the forty years since the Parkview Hills ground-breaking on June 5, 1970. So far, twelve residents have volunteered to work on promotion, events, food, entertainment, logistics and funding. A large catered picnic is planned for June 5 with several events on preceding days. More volunteers are needed and welcome (372-4444).

Thanks to Parkview Hills Management

Thanks are due to a long list of people responsible for helping meet the challenges of 2009. First among them would be the employees of **Parkview Hills Management**, led by Scott Vandenboss. Lyn Baer and staff saw to maintaining the clubhouse and did an outstanding job of responding to resident needs, while the grounds crew, despite significant budget reductions, was able to keep the community common area in good shape throughout the year.

Community Relations Committee

Our thanks go to the volunteers on the **Community Relations Committee**, assuring that residents had abundant opportunities for education, exercise, socializing and great Happy Hours. Then there were the **Prairie Garden** volunteers, beautifying the south side of the clubhouse with native plants and planning further expansion in 2010.

Unity Security

A big thanks goes to **Unity Security**, with a new contract in place, for helping Parkview Hills rank as the safest neighborhood in the city of Kalamazoo. Many other contractors and nonresidents have contributed importantly to Parkview Hills. In addition to the dedicated employees of the city, there are folks like Larry Harris, our long-time landscape consultant, Ed Berry, our independent auditor, and John Tucci who has been successfully managing the improvement of Willow Lake..

So in closing 2009, we wish a Happy New Year to all of you.

Sincerely,
PHCA Board of Directors