

MillerCreek



MILLER CREEK HOMEOWNERS ASSOCIATION • SAN RAFAEL CALIFORNIA

NOV 2007

WE have good news, and bad. The monthly dues are going up six dollars. That's the bad news.

Now for the sugar coating! We didn't have any special assessments. This works out to about two percent. Eighteen cents a day!

How do we make the decision to increase the dues? Every year end, our manager looks at the budget and with the help of our illustrious financial officer and a calculator, divides up the anticipated costs for the next year by our magic number, 109.

Our piggy bank

Some of the budgetary items are for items we must plan for over a time period greater than one year, which we call the reserves. The reserves account for almost half of the money we collect. We engage the services of an expert third party to advise us on such matters.

This year our budget was impacted by the ongoing costs of landscaping upgrades in order to avoid fines from the Marin Municipal Water District.

Stairs

We know many are anxious to enjoy the new stairs. Please be patient while we identify the best alternatives for lighting. Building codes for public stairs require nighttime lighting, and the types of lights as well as the actual method of powering them is a decision that should be made very

carefully.

In consideration of the homeowners that live directly beside them, please be conscious of the additional noise that this wonderful wooden walkway makes.

Ballot measure landslide

A big thank you goes out to our election officers who went thru all the fancy envelopes and determined that our recent ballot measure the amend the bylaws passed by a vote of fifty-four to two. This will bring us up to conforming with current California corporate law.

Annual meeting

Please feel free to join the managers and directors for the Annual Meeting taking place on Tuesday November 20th at 7:30 pm at the Marinwood Community Center.

Water works

We narrowly missed being soaked with a fine for improper use of our landscaping irrigation. Thanks to the quick and nimble efforts of our landscaping committee and managers, we were able to quell the iron fist of the Marin Municipal Water District.

While these winter months provide free water, we will need to shut off key area sprinklers, so don't be alarmed by a few dry patches. In the spring, we'll be able to attend to the planned conversions from wasteful sod to efficient plantings.

Pool, Tennis	\$2 ⁹⁴	Misc	\$6 ⁵⁷
Payroll	\$3 ⁹⁴	Swimming pool	\$3 ⁵¹
Maint., Repairs	\$6 ⁷⁷	Water, sewer	\$3 ⁵¹
Utilities	\$15 ⁰⁵	Roads, Tennis	\$4 ⁵¹
		Concrete	\$6 ¹⁵
		Freestanding garages	\$18 ⁴⁶
Administrative	\$27 ⁷⁴	Fences	\$18 ⁵⁰
Insurance, Taxes	\$42 ⁶¹		
		Painting and siding	\$54 ⁵¹
Landscape	\$63 ⁰³		
OPERATING:	\$162⁰⁷	TOTAL:	\$278⁰⁰
		RESERVES:	\$115⁹³

www.millercreek.org

BOARD MEMBERS

PRESIDENT: Ruth Carter
 LANDSCAPING: George Eisenberg
 DESIGN REVIEW: Craig Doty
 RECREATION: Toby Nims
 SECRETARY/TREASURER: Bruce James
 NEWSLETTER, WEB: Doug MacMillan
 WELCOME: Ann Marie Kitos

COMMITTEES

LANDSCAPING: Karen Doty ★

MANAGEMENT COMPANY

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MARIN COUNTY SHERIFF

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