

## **OLD CHENEY PLACE NEIGHBORHOOD OWNERS ASSOCIATION**

### ***How it came to be, and how it works.***

When our neighborhood was being developed in the mid to late 1980's, the company developing our neighborhood (Dicon, Inc.) was required, as owners of the property, to provide maintenance of the commons area (or park) and the land along the drainage channel in this development. Knowing that these commons areas would be deeded over to the property owners living in this development, the developers established the Old Cheney Place Neighborhood Owners Association. Anyone who owned property in this development would be required to become a member of the Association and share in the responsibilities of maintaining the property. As the development reached completion in late 1991, the transfer of ownership took place.

As explained above, ownership of a home in our neighborhood brings with it membership in the Association. Members are required to pay annual dues to cover the costs associated with maintaining the commons area and the drainage channel, as well as expenses involved in the administration of the Association's affairs. Townhome owners pay additional dues to cover the costs of lawn care and snow removal for their homes. Each townhome is equipped with its own underground lawn sprinkler system. The townhome owner is responsible for the expense of operating and maintaining their own system. They are also responsible for any shrubs, trees, or other plantings they may choose to have on their lot.

The Board of Directors is responsible for setting the budget to cover the expenses of the Association. That budget is used to determine the annual dues for the membership, and is presented at the Annual meeting, held on the first Monday in December. The Board conducts scheduled meetings which are held in April, July, and October. Information about board meetings is posted on this website, in the Association's monthly newsletter, or can be obtained by contacting any Board member. Association members are welcome to attend these board meetings. Additional board meetings are held on an "as needed" basis to address issues that require prompt attention. The only person paid for their services in our Association is the bookkeeper. Her name is JoAnn Henke. She is a certified public accountant (CPA) with 25 years of experience. Board members serve on a voluntary basis.