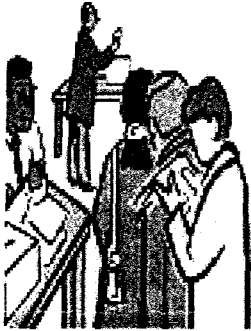


Decatur Ridge News



Time to Vote

The time has arrived once again to elect a new Decatur Ridge Community Association (DRCA) Board of Directors. The DRCA would like to say thank you to Mr. Bill Clark, Mr. Nick Francis and Mr. John Smith for volunteering and being part of the 2006 Board. Mr. Francis who has

completed three terms would like to take a needed break and not volunteer for the 2007 Board. Mr. Bill Clark will remain as the DRCA Treasurer and Mr. John Smith will remain as Director of Vendors & Contracts for 2007.

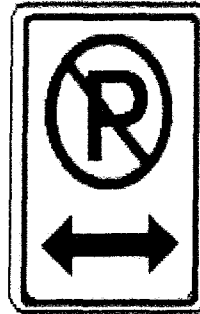
A lot of hard work has gone into making the DRCA a smooth running organization but we are far from perfect. We need three new caring homeowners to step up and help! We have established contracts with Stephens Irrigations for our sprinkler systems, Leitchner Aquatics for Pond care, Eads, Murray & Pugh, Attorneys at Law for delinquent dues, and Marc J. M. Moss, Attorney at Law for covenant violations. We have also established an agreement with a local towing company to help enforce our community's overnight parking restriction. If you care about your investment, please step up and make a difference.

In order to begin the process of volunteering, homeowners interested in serving on the Board of Directors must complete the attached Self-Nomination form. The completed form must be received by February 21st, 2007.

The Association will then mail out a list of candidates, as well as their qualifications. The date, time and location of this meeting will also be included. A proxy will be included for those residents that want to cast a ballot, but will be unable to attend

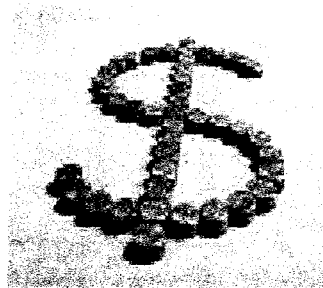
Mind Your Children Please:

We have had reports of children playing on the retention ponds when they freeze over and get a small layer of ice on the surface. This is a very dangerous situation and we ask all parents to counsel their children on the dangers associated with frozen bodies of water. We also ask homeowners to contact the parents if known, or call the sheriff department and report the issue immediately. If the parents are notified and they ignore the safety concerns, we (responsible adults) have an obligation to report this dangerous issue to the Child Welfare office.



Making a Difference

A special thanks goes out to the homeowners who comply with the Decatur Ridge parking restrictions. The Board has received many positive comments from the surrounding community associations and homeowners on how great our development looks when they drive thru at night.



Dues:

Reminder, Your Association dues must be received no later than March 01/07 to avoid the addition of a 10% late fee. If your account is not paid in full by April 1st, 2007, the delinquent account will be forwarded to the attorney for collections.

Altering Your Home/Lot:

To avoid unnecessary out of pocket expense, please ensure you communicate with the Association prior to making any exterior changes to your Home/Lot. Article VI, Architectural Review Committee 6.2.(i) States: **"No residence, building, structure, antenna, walkway, fence, deck, pool, tennis court, basketball goal wall, patio or other improvements of any kind shall be erected, constructed, placed or modified, changed or altered on any lot without the prior written approval of the Architectural Review Committee. Such approval shall be obtained only after written application has been made to the Architectural Review Committee by the owner of the lot requesting authorization from the Architectural Review Committee"**.



2007 Improvement Projects:

Millhouse Entrance:

The Board will be removing and replacing some of the dead trees at the Millhouse entrance commons area.

Park Equipment:

The playground equipment needs some TLC. The Board will be hiring a contractor to repair / repaint

the equipment. The Board will also investigate the cost of some type of permanent canopy for the playground to help reduce the scorching temperature of the equipment during the summer.

Entrance Pillars:

The Board will be working with the Department of Transportation on garnering Right of Way approvals to erect brick pillars at the Wedgewood and Decatur Commons entrances into our community. These pillars will establish boundaries and enable our community to stand out as we continue to make improvements and increase our property value.

Decatur Ridge Finances:

The Decatur Ridge Board of Directors are proud to to inform all members that we ended 2006 with an end of year balance of \$29,087. Below is a summary of Decatur Ridge 2006 expenses and the budget for 2007.

2006 Expenses

<i>Expense Categories</i>	<i>Total</i>
Accounting	\$750.00
Association Administration	\$2,403.33
Dues Attorney	\$600.00
Community Events	\$1,500.00
Grounds	\$10,151.37
Insurance	\$1,525.00
Pond Maintenance	\$2,411.44
Property Taxes	\$2,140.70
Unbudgeted Grounds Repair	\$9,591.62
Utilities	\$6,512.53
Total	\$37,585.99

2007 Budget

Projected Income	\$41,600.00
Expenses	
Accounting	\$1,000.00
Association Administration	\$2,500.00
Attorney	\$600.00
Community Events	\$2,000.00
Grounds	\$17,000.00
Insurance	\$2,000.00
Pond Maintenance	\$3,000.00
Property Taxes	\$2,500.00
Utilities	\$7,000.00
Total	\$37,600.00

