

# BERKELEY WOODS GAZETTE

JANUARY 2023

## BOARD MEMBERS & OFFICERS FOR 2023

At the Annual Meeting on Dec. 6th, 2022, Jan Lindenfeld, Savannah Powe and Tatiana Toribio were elected to two-year terms. The Board met on Jan. 4th and determined the following officer positions for 2023.

President: Doug Callahan

Vice President: Rusty Russell

Secretary: Tatiana Toribio

Treasurer: Savannah Powe

Member at Large: Jan Lindenfeld

## RULES & REGULATIONS

At the recent 2022 annual meeting, new rules and regulations were adopted. Please be familiar with the revised expectations. Letters for violations will begin soon. Please address any areas of concern as soon as possible. These were mailed out in November, and are available upon request electronically or hard-copy.

Please email [berkeleywoodsboard@gmail.com](mailto:berkeleywoodsboard@gmail.com) with any questions or to report concerns.

## CALENDAR FOR 2023

### COMMUNITY WORKDAYS

#### **STARTS @ 7AM- MULCH & ??**

FEB. 18TH (BLDGS 1 & 2)

MAR. 18TH (BLDG 4)

APRIL 15TH (BLDG 3 & POOL)

MAY 20TH (BLDG 5)

JUNE 17TH (BDG 6 & 7)

JULY 15TH (BLDG 8)

AUG 19TH (BLDG 9)

SEPT 16TH (BLDG 10)

OCT 21ST (BLDG 11)

### QUARTERLY MEETINGS

MARCH 29TH @ 6PM (POOL)

JUNE 27TH @ 6PM (ZOOM— TOO HOT!)

SEPT 26TH @ 6PM (POOL)

### ANNUAL MEETING

DEC. 5TH @ 6PM

(BERKELEY LAKE ELEMENTARY)

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## UPCOMING PROJECTS

- Gutters and downspouts for all buildings will be cleaned by Diamond Contracting. (\$4,000)
- Crepe Myrtles will be trimmed throughout the community by Sharper Edge. (\$3,000)
- Deck Inspection for 11 decks already built by Ray Engineering (\$800)
- After inspections, we'll continue to build more decks as funds allow.

## HOMEOWNER ACCOUNTS

Any homeowner with a balance of \$100 or more will receive a statement in the mail in January. Please be sure to check your accounts so that you remain current in your association dues. Should you have questions, please contact the Board members:

[berkeleywoodsboard@gmail.com](mailto:berkeleywoodsboard@gmail.com)

## CURRENT DUES

1244 Sq. Ft. \$363.71

1121 Sq. Ft. \$327.75

1075 Sq. Ft. \$314.30

## FINANCIAL UPDATE

Total Budget: \$486,477

Reserve Accounts: \$218,665

Operating Accounts: \$6,010

Grand Total: \$224,676

### Major Budget Items:

- NGLM Landscaping: \$3,800/mo
- NCB Loan Payment: \$11,399/mo
- Spectrum: \$5,460/mo
- Republic Trash Removal: \$1,623/mo
- CAU Insurance Costs: \$3,386/mo
- Legal Fees: \$1,189/mo (avg)
- Water & Sewer: \$5,382/mo (avg)
- Jose's Decks: \$8,250/mo (avg)



## Finance Update