



# Cameo Tidelines—

THE NEWSLETTER OF THE CAMEO COMMUNITY

## PRESIDENT'S CORNER

DECEMBER 2008



**Henry Durkee**

### *Perspective and Volunteerism*

Hello to all in the Cameo Community.

As I take on my second term as President for Cameo, I would like to talk about Perspective with regard to our Cameo Community.

In various talks with people from around the neighborhood, I hear comments that portray frustration and it almost takes on a tone as if the board members are paid employees of the critics. May I remind you that those that serve on any function of the Board,

Architectural Committee, Social, Landscape, etc., are all volunteers taking personal time away from family and work to help our community.

"Perspective" = to look through, to see clearly; a mental view or prospect; the aspect in which a subject or its parts are mentally viewed; capacity to view things in their true relations or relative importance.

**Perspective - View Complaints.** From some I hear that nothing has happened or improved. From the Board side, we have gone from approximately five pages of listed registered view complaints in our monthly board packets of the recent past, to about one page currently. In my humble opinion that is an improvement; not satisfying all but some great progress for the community as a whole.

When dealing with potential view issues, it is important to treat all parties involved with neighborly respect. That entails both sides of the equation.

**Perspective** - we are a neighborhood and when someone feels they have a valid view complaint, one that substantially impairs; and approaches the other property owner in a neighborly way, it has a much lower potential of the board having to intervene and consider legal action and baby sit the parties.

**Perspective** - when someone is not neighborly and continually nit picks the possible view complaint, the other parties end up feeling harassed.

The right thing to do, approach the homeowner with the possible view complaint as a neighbor, invite them over to see, to better understand your perspective. The homeowner with the trees, be a good neighbor to clearly see the view perspective and act like a good neighbor. The more we work together, the better a community we will become.

**Perspective** - if you constantly feel that things are not right in the neighborhood, (good or bad) if you are going to be a strong voice, then be prepared to back it up and donate your time on the board next election.

That point leads to the next focus which is volunteerism. In a general sense, there is a core group that has been giving back to this community on a regular interval basis. The amount of new personnel to the group, those that have not served prior is approximately two people in the last six years. For those who have not donated their time, it gives a new perspective of trying to get things done within the budget, the federal, state and city laws, in conjunction with the community rules, and trying to satisfy the majority of the community. **Continued on Page 2**

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Besides considering to help out around here, I am putting out a formal invitation for someone to take up the Social Chair, which has been vacant since Melissa Frojen's departure a couple of years ago. It would be nice to have some community gatherings around the neighborhood again.

Cameo is a special place to live, that's why you are here, and I look for your support in all that we are doing. Until next issue, **Happy Holidays to all.**

**CAMEO FINANCIAL STATUS**

**Walter Wallach, Treasurer**

Cameo Association collects and spends about \$367,000 each year. Of that amount the association repays the loan that had been incurred last year for the renovation of the Walls and Front Entrances. About \$121,000 of the total Budget is used to repay this loan. The loan's interest rate was renegotiated on May 14, 2008, from 7.99% down to 6.25 %, saving the Association about \$13,000 per year. The other major expenses that the Association has been incurring for this Fiscal Year, ending May 31, 2009, are for Landscaping Maintenance \$48,000, Management Contract/postage/supplies \$55,000, Patrol Services \$24,000, Legal and Insurance \$21,000, Utilities-Water and Electric \$13,000, and Site Upgrade projects \$31,000. The Board expects the final actual yearly expenses to be at or close to the 2008/2009 Budget.

Recently, the Board approved ARS to update the Reserve Study as required by law (at least every three years.) At his time it is expected that the Association will have 100% reserve (\$63,667) for future major repairs and replacements as of May 31, 2009.

In 2008/2009, the Board has approved spending and landscaping projects for Cameo Shores Road, Surrey Park, additional planting and replacement of parkway trees, and improved landscaping for both front entrances.

All expenses are being reviewed with the intent to keep expenses in line. The Board has continued to seek bids on large expense items in order to keep expenses in line with current competitive market prices.

All available funds are kept in CD's and Money Market accounts that are FDIC insured. If there are any questions or concerns about the Association's finances, do not hesitate to contact Villageway or the Association Treasurer.

**CAMEO BEACH USE RULES**

**Gavin Kuehn, Villageway Account Manager**

**Park & Beach Reservations**

It may surprise some of you long time residents know that there exists a policy for using the Beaches or Parks of

Cameo Community.

When you want to have a party or gathering / event at one of the beautiful natural facilities here at Cameo please go to [www.cameohoa.org](http://www.cameohoa.org) and fill out the application. The surprising part is the application, deposit and insurance requirements. These items have been put in place to keep Cameo Community healthy, let me explain:

**Application:** Allows there to be only one function at a time at a specific location and reserves this for you.

**Deposit:** Allows the Association to pay for cleaning and disposing of all trash, in case the party people do not clean after themselves. This money is refundable.

**Insurance:** A General Liability Insurance policy for the 24 hours of the party in the amount of one million dollars is requested in order to indemnify the Association and **ALL** of its members from any accidental injury which happens on Common Area which **ALL** members own a portion of. There is a fee for this and can be processed by your personal Insurance Broker. The fee is negligible compared to the cost of a law suit encompassing **ALL** homeowners of the Association.

The Board of Directors has placed this in effect some years ago and yet many residents do not know about it and when they are told become quite upset as if they are being penalized for "doing the right thing". The right thing should be done and in fact if you see someone having a function that has not been authorized - these people put your financial welfare at risk. The positive side is that the parks and beaches stay beautiful and they are there for you and your children and friends to enjoy as you desire. Your amenities should not be taken for granted as many communities do not have such areas and protecting yours is very important. More important is the financial welfare of the community and not allowing anyone to upset all that has been built over the years either by you personally or by the Association.

Thank you very much for your time.

