

Greystonian June 2015

Official Publication of the Greystone Home Association

Official Editor – George Durham



Greystone HOA

1331 Bedford Drive #103

Melbourne, FL 32943

Phone: 321-777-7575

www.greystonecommunity.org

greystonehoa2015@yahoo.com

Board of Directors for Greystone Homeowners Association

Members of the Board are as follow:

President: Mike Naughton

Vice President: Dwight Lucy

Secretary: Ned Salter

Treasurer: Julie Arnold

Maintenance Director: Richard Latsko

ARCH Director: Matt Susin

Community Relations Director: Dwight Lucy

Management Company: Fairway Management

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President Report

This is the Second report from the present Home Association Board of Directors (BOD). Thanks to Fairway Management and the members of the BOD for a job well done.

Last year the focus was on legal matters. We are currently focusing on the appearance of our lovely community (Greystone). After 20+ years of life we have replaced the dying hedge with new plantings which will reflect lighter colors. After two years of planning and with valuable input from Brenda Hawkes we are starting to see results.

We will be working on the outside fence (The fence along Post Road) which is long overdue. It is in need of repair, pressure washing and painting. We will also be updating the front signage. We have received a number of bids and we hope to get the work done starting in June 2015.

I spent a few days with US Lawns while they did the plantings to the front of the property. I could not believe the volume of traffic coming and going from the property. After the crew finished and the trucks left I drove down Post Rd and then drove back to see how the new plantings looked as I turned into the property I saw a person leaving Greystone throw a soda can out the window of the car into the new plantings .I would like to think that it's not a resident. We are having to picking up trash every day from the entrance. This is our home please respect it and help preserve its beauty. The Summer Bash will be coming in July, please support it .Dwight (Our Vice President and Community Relations Directors will be giving you an update on the Summer Bash and other upcoming Community events.

"School is out "Pease watch out for our children". Thank you and have a safe summer.

Mike Naughton
President
Greystone Home Association

Homeowners Actions:

This is the last printed copy of the Greystone newsletter to be delivered to your door/mailbox. Future newsletter will be posted on the website. You may obtain a copy by going to the website (www.greystonecommunity.org) or if you desire a printed copy by contacting Fairway Management at 1331 Bedford Drive, Suite # 103, Melbourne, Florida 32940, Phone: 321-777-7575.

A copy of the updated by laws and CC&Rs can be obtained by contacting Fairway Management at 1331 Bedford Drive, Suite # 103, Melbourne, Florida 32940, Phone: 321-777-7575. Copies are also posted on the above mentioned website.

Contact Information: It is our goal to communicate community news, events, and quick notices and responses for issues that impact our community. One of our top priorities would be to communicate information on anything that would be a threat or possible harm to the residents of the community especially our children and elders. **Please keep your contact information current.** Send your email's to greystonehoa2015@yahoo.com.

We are always looking for articles to post in the Greystonian newsletter. Please send your articles to greystonehoa2015@yahoo.com. The Greystonian newsletter is published four times each year (March, June, September and December).

Community Relations Report

Greystone 2nd Annual Summer Bash

What: Greystone Summer Bash

When: Saturday, July 11, 2015

Where: 3455 Fort Nelson Lane

Who: All members of the Greystone Community are invited, along with their family and friends

Time: 4:00 pm

RSVP: Please contact me, Dwight at 321-622-5848 or email me at dabs_lucy@hotmail.com with total number of people who will be attending with you. (This will assist us greatly in our planning).

This year's Summer Bash will have a water slide, bounce house, lots of games and great food! "Get Up and Boogie" or sit back and relax to summer tunes from then and now! The DJ will also take request to play your favorite tunes. So plan to hang out and enjoy a fantastic time with your neighbors.

Things to bring:

- Dessert, veggie tray or vegetable/fruit salad
- Children prepared to get a little wet.
- Canopies, lawn chairs, tables, water soakers, towels, sunscreen, mosquito repellent.

Volunteers Needed:

Please call Dwight at 321-622-5848 or email me at dabs_lucy@hotmail.com.

- To help setup, tear down and help out during the event. (Please meet at the event site at 2:00 pm on day of event.)
- Plan and organize the games

Final Notes:

Many of you asked for the catering company we used last year. We will be using the same catering companies this year, their information is below. Both businesses are licensed.

Dejavu Catering/Food Service Division

Sheryll Broadnax Owner/Operator

831-719-9066

DeJavu Upscale Boutique can create your perfect event. Event Planning and Catering Service.

Visit our website: <http://www.dejavuupscale.com>

Find us on Facebook: <https://www.facebook.com/pages/DeJavu-Upscale>

Tasty Treats Home Bakery

Terry and Flo Clark Owners/Operators

831-473-1056

Upcoming Events for 2015:

11 July 2015 - Greystone 2nd Annual Summer Bash

5 December 2015 - Christmas Festival

Dwight Lucy

Vice President and Director of Community Relations

Greystone Home Association

Maintenance Report

A lot has been going on in an attempt to maintain the beauty of our community. We planted new bushes, flowers, new trees and installed new LED lighting in the middle island and the pond.

We request that you don't put yard refuse (Grass clippings, tree cuttings and other items) out until late Thursday or early Friday morning for Friday pickup. This will help maintain the appearance of our community.

I also could use your help. I have been picking up a lot of trash in the entrance so please do not litter and help us to preserve the beauty of our community.

I ask all residents to be vigilant of our area and report any item that need addressing. You may contact me at email rlatsko327@aol.com.

Richard Latsko

Maintenance Director

Greystone Home Association

Architectural Control Report (ARCH)

The Architectural Control Director (ARCH) for Greystone's HOA primary function is to process Architectural request prepared by residents requesting a change in their property. Monthly drive-through are conducted to help ensure that homeowners are maintaining the appearance of their property and hence the value of our community.

It should be noted that issues surrounding the residences and the CC&Rs are held in confidence so we cannot discuss any past or future items related to properties that legal action are being processed against.

Matt Susin

ARCH Director
Greystone Home Association

Financial Report

The Treasurer of the HOA oversees Fairway Management concerning receivables and distribution of the association monies. Review the Budgets, financial statements and sign checks prepared to meet the obligations of the Association. The treasurer also works along with Fairway Management during any audit of the Homeowners Association Finances. The financial books of the association were audited in 2014 with no discrepancies. This report is available for review through Fairway Management at 1331 Bedford Drive Suite # 103, Melbourne, Florida 32940. Attached is a copy of the most recent Balance sheet and Profit and Loss Budget Performance statement.

Julie Arnold
Treasurer
Greystone Home Association

11:53 AM
05/08/15
Accrual Basis

Greystone Homeowners Assn
Balance Sheet
As of April 30, 2015

	<u>Apr 30, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
1000.1 - Checking	
1004 - Union Bank Operating(4121)	90,068.41
Total 1000.1 - Checking	<u>90,068.41</u>
1002.1 - Capital Reserve Funds	
1002 - UBS Financial Services	42,139.13
1003 - Chase CD	10,628.34
Total 1002.1 - Capital Reserve Funds	<u>52,767.47</u>
Total Checking/Savings	142,835.88
Accounts Receivable	
11000 - Accounts Receivable	6,574.79
Total Accounts Receivable	<u>6,574.79</u>
Total Current Assets	<u>149,410.67</u>
TOTAL ASSETS	<u>149,410.67</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	695.00
Total Accounts Payable	<u>695.00</u>
Total Current Liabilities	<u>695.00</u>
Total Liabilities	695.00
Equity	
2100 - Capital Reserve	52,767.47
30000 - Opening Balance Equity	-457.57
8000 - Retained Earnings	50,165.88
Net Income	46,239.89
Total Equity	<u>148,715.67</u>
TOTAL LIABILITIES & EQUITY	<u>149,410.67</u>

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05/08/15

Accrual Basis

Greystone Homeowners Assn Profit & Loss Budget Performance April 2015

	Apr 15	Budget	Jan - Apr 15	YTD Budget	Annual Budget
Income					
3011 • Homeowner Dues	0.00	0.00	67,750.00	67,750.00	67,750.00
3033 • Community Sales & Advertising	0.00	4.17	0.00	16.64	50.00
3044 • Finance Charge	86.21		643.39		
Total Income	<u>86.21</u>	<u>4.17</u>	<u>68,393.39</u>	<u>67,766.64</u>	<u>67,800.00</u>
Gross Profit	86.21	4.17	68,393.39	67,766.64	67,800.00
Expense					
5100 • Management Fees	950.00	950.00	3,800.00	3,800.00	11,400.00
5142 • Insurance	0.00	500.00	2,581.42	2,000.00	6,000.00
5153 • Electric	199.28	250.00	920.81	1,000.00	3,000.00
5155 • Website Expense	0.00	5.00	0.00	20.00	60.00
5166 • Taxes	0.00	0.00	250.00	500.00	500.00
5176 • Legal Fees	0.00	416.67	27.50	1,666.64	5,000.00
5186 • Filing Fees	0.00	0.00	0.00	65.00	65.00
5207 • Postage & Delivery	39.12	100.00	429.76	400.00	1,200.00
5211 • Copies & Office Supplies	13.65	141.67	502.20	566.64	1,700.00
5226 • Room Rental	0.00	25.00	0.00	100.00	300.00
5227 • Social Expense	0.00	208.33	882.34	833.36	2,500.00
5307 • Bank Service Fees	0.00	4.17	0.00	16.64	50.00
5340 • Other Expenses	0.00	83.33	0.00	333.36	1,000.00
5550 • Repairs & Maintenance					
5500 • Irrigation & Fountain	0.00	125.00	163.00	500.00	1,500.00
5510 • Pond Maintenance	578.00	583.33	2,460.00	2,333.36	7,000.00
5520 • Landscaping/Chemicals	2,375.00	708.33	5,286.00	2,833.36	8,500.00
5540 • Replacement Plantings & Trees	4,317.00	833.33	4,317.00	3,333.36	10,000.00
5550 • Repairs & Maintenance - Other	0.00	333.33	533.47	1,333.36	4,000.00
Total 5550 • Repairs & Maintenance	<u>7,270.00</u>	<u>2,583.32</u>	<u>12,759.47</u>	<u>10,333.44</u>	<u>31,000.00</u>
Total Expense	8,472.05	5,267.49	22,153.50	21,635.08	63,775.00
Net Income	<u>-8,385.84</u>	<u>-5,263.32</u>	<u>46,239.89</u>	<u>46,131.56</u>	<u>4,025.00</u>