

RCD 5/9/2013

Springfield Glen Community Association Board of Directors:

PRESIDENT: Roger Carroll
Vice President: Denver Jordan
Treasurer: Allen Blackall
Secretary: Russ Rothgeb
Member at Large: Steven Neuenschwander

New SGCA Management Company on board as of April 1, 2013

BND Commercial: As of April 1, 2013, BND Commercial, the *premiere* real estate service provider for Northern Indiana, has been retained as your new management company for the Association. A wealth of information concerning BND is available at: bndcommercial.com (website)

Offering clients the highest level of experience, BND provides services in commercial, office, industrial, medical, retail, multi-family and business brokerage. The company also continues to provide tenant and landlord representation, property and facility management, consulting and market research, asset and appraisal services as well as commercial and residential development.

All inquiries, dues payments, and all other SGCA matters should be made through BND Commercial. Payments should continue to be made payable to Springfield Glen Community Association, but now mailed to:

BND Commercial
c/o SGCA
1021 S. Calhoun Street, Suite One
Fort Wayne, IN 46802

Financial inquiries to:
Deb Lucas
(260) 421-1924
dlucas@bndcommercial.com

All other inquiries should be made to:

Brian Geeting
(260) 421-1923
(260) 407-0900 24 hours
bgeeting@bndcommercial.com

All SGCA business and dues/insurance payments should be forwarded to the above address. Contact BND for all owner questions, any inquiries regarding real estate closings or transactions, or any problems or reports from owners including vendor questions or issues with vendors.

Brian Geeting graduated from Valparaiso University in 1982. He brings more than 25 years of experience in property and asset management, leasing and construction. He has a degree in Business Administration and Accounting systems. He serves on the board of the Dupont Medical Business Park Association, and is currently president of the full service property management division of BND.

As always, Board members stand ready to assist you with any questions or concerns you may have. We will be providing additional information regarding this and other matters in the near future.

Current SGCA projects and initiatives:

Street repairs and sealing of cracks have been made and will continue to be made as needed.

The door/trim painting rotation will continue as it has been scheduled in the past. Scheduling will begin soon on repairs needed to address the rotting wood on the front of buildings before painting begins.

The fire hydrants are scheduled to be painted in the near future.

More than 50 trees have been ordered to replace the Ash trees removed due to disease; additionally, and some trees will be planted near the corner (Lahmeyer at St Joe), where the tree beds are void of trees.

SGCA is under contract with Adams Landscaping for 2013, 2014, and 2015, for landscaping only. This landscaping contract is currently under review. The lack of snow removal service was obviously a significant issue on March 6th and continues to be a concern with this vendor.

The BOD has requested that BND get bids for a SGCA proprietary web site. This would allow us to keep SGCA information flowing at a much lower cost and also be presented in a more timely manner.

Plans to repaint stripes on parking areas and on "no parking" areas have been discussed and painting will begin soon. Curbs near the fire hydrants have been painted.

Copies of the SGCA Covenants and SGCA By-laws are available from BND. These will also be posted on the SGCA website as soon as it is available.

The BOD meetings are scheduled on the second Monday of the month at 6:00pm at Firestation # 4 at 4130 Lahmeyer Road. Members are welcome, but should notify BND 7 days in advance and state concerns.

SGCA Budget 2013The SGCA budget for 2013 reflects a net operating revenue of \$98,643 after allowing for allocations to reserves of 10% of the anticipated gross revenues and an allowance for delinquent payments. Also, dues increased for 2013 by \$4.00 per quarter. The association expenses budgeted reflect on-going expense run rates that the association has incurred in recent years the two largest of which are lawn and grounds maintenance as well as building maintenance. The 2013 budget is balanced and indeed shows a slight budgeted surplus for the year even after the 10% allocation to association reserves. (See SGCA Budget detail below)

SPRINGFIELD GLEN COMMUNITY ASSOC BUDGET 2013

PERIOD: JANUARY TO DECEMBER 2013

INCOME AND EXPENSE

REVENUE:

Gross SGCA Dues	114,048
Allocation for delinquency (net of recoveries)	4,000
Allocation to Sav/Reserves	11,405

NET OPERATING DUES/REVENUE: 98,643

EXPENSE:

Administrative	
Bank/transaction/filing	60
Legal and professional	1,500
Management fees	12,300
Office expense	
Supplies	150
Postage	550
Printing/mailing	800
Total Office	1,500
SGCA taxes	190
Security	120
Total Administrative	15,670

Lawn Care/maintenance	
Grounds maintenance	3,300
Lawn Care contract	50,420
Snow removal	7,500
Total Lawn Care	61,220

Maintenance	
Building Maintenance	
Roof repairs	8,300
Exterior repairs	3,300
Painting	5,200
Grounds Maintenance	
Concrete/asphalt	1,500
Pond maintenance	1,100
Hydrant inspections	1,130
Total Maintenance	20,530

Utilities Electric	300
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TOTAL EXPENSE: 97,720

NET OPERATING INCOME: 923

Interest/invest Income	96
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NET INCOME 2013: 1,019