

Lake Sherwood Acres

News & Views



2010 Budget Edition

SLA President's Message

Dear fellow residents.

For the past several weeks, your Board has been working on the 2011 budget process. Our goal, as always, is to try to strike the right balance between the quality, appearance, and security of our neighborhood versus the level of dues necessary to provide these amenities. With the national and local economies continuing to struggle, our mandate for 2011 is to keep the budget tight and to keep dues from rising. This has been accomplished. A contributing factor is that 2010 expenses in all areas are below budget, reflecting the efforts by the directors to keep costs down whenever possible.



Our preliminary budget reflects Off-Lake dues decreasing from \$419 to \$405, and Lake dues decreasing from \$667 to \$629. A detailed breakdown is shown on page four.

The major project for 2010 has been the renovation of the Lake Sherwood Avenue North Entrance. It has been a more difficult job than any of us imagined. Leif Grottness and his Grounds Committee put a lot of effort into the writing of specifications, the analysis of proposals and the overall project management, all of which were very time consuming. In a normal business environment, this amount of project management work would not be economical. LSA is fortunate to have such talented and dedicated volunteers. The result is that the project is nearly complete, well done, and on budget. The new lighting should be turned on any day now. We think you will be pleased with the result.

This year, we plan a change in our two resident meetings. In recent years, the Annual Meeting covered budget data that was almost identical to the data presented at the Budget Forum meeting. This year, we plan for the Budget Forum meeting to go into the usual details of the budget, while the Annual Meeting will be more general in nature, leaving more time for a speaker, the formalities of the voting process, and general discussion.

We are now developing the presentation which will be given at the **Budget Forum meeting on Monday, December 13th at 6:30 P.M.** We look forward to seeing you there.

Though not a budget item, I want to update you on the status of the sidewalk project of Progress LSA. Last week, the two teams, headed by Dick Hevey and Jim Rogstad, began home visits to the 100+ homes that have broken sidewalks and/or overgrown sidewalk shrubbery. Since we are still trying to develop a "group buy" arrangement with a contractor, we limited our visits to those with shrubbery issues. The visits are going very well, with the following results: Lots visited-19; Trimming already performed-6 (this was a heartening discovery); Owner absent-4; and Owner agreed to trim-9. When we complete our negotiations with the sidewalk contractor, we will make site visits to those lots with sidewalk issues and assist them in determining whether they or the DPW is responsible for repairs. We are pleased with the positive response from the owners that we visited; particularly those that took the initiative to trim before our visit.

On behalf of the SLA directors, I extend our best wishes to you for the coming Holidays and thank you in advance for your attendance on the 15th and your support of LSA.

Scott Shean

SLA Board of Directors

Scott Shean President, Finance Committee, Club Rep
Don Frattini Vice President, Treasurer, Council, Finance,
Mike Hayes Secretary, Lake, Special Projects
Jim Cazas Security, Lake,

Leif Grottness Finance, Grounds
Dick Hevey Council, Grounds, Lake, Progress LSA
Kay Raborn Newsletter, Nominations, Garden Club liaison
Jim Rogstad Real Estate, Progress LSA
Louise Wen Council, Lake, Welcome Wagon

Sherwood Lake Association Budget Summary

SLA Operations

		2010			2011
		Budget	Projected	Difference	Preliminary
Income	Operating Dues	\$38,475	\$38,238	(\$237)	\$39,425
	Security Dues	\$22,223	\$22,223	\$0	\$24,727
	Reduction of Security Reserve	\$5,077	\$2,477	(\$2,600)	\$2,573
	LS Village Dues	\$1,222	\$1,222	\$0	\$1,110
	Other Income	\$22	\$834	\$812	\$10
	Projects Dues	\$20,425	\$20,425	\$0	\$13,775
	Reduction of Projects Reserve	\$13,575	\$8,975	(\$4,600)	\$11,225
		\$101,019	\$94,394	(\$6,625)	\$92,845
Expenses	Admin	\$11,919	\$9,950	\$1,969	\$11,880
	Grounds	\$13,800	\$13,100	\$700	\$17,200
	Lake	\$14,000	\$13,252	\$748	\$11,465
	Security	\$27,300	\$24,700	\$2,600	\$27,300
	Projects	\$34,000	\$29,400	\$4,600	\$25,000
		\$101,019	\$90,402	\$10,617	\$92,845
Total		\$0	\$3,992	\$3,992	\$0

SLA Special Projects

	2010	2010	2011	2012	2013	2014	2015
	Budget	Projected	Proposed	Estimate	Estimate	Estimate	Estimate
Grounds	\$27,000	\$23,200	\$18,500	\$14,000	\$13,000	\$15,000	\$15,000
Lake	\$7,000	\$6,200	\$6,500	\$8,600	\$8,600	\$8,600	\$6,000
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$34,000	\$29,400	\$25,000	\$22,600	\$21,600	\$23,600	\$21,000

Club President's Budget Message

Hello everyone!

Before discussing our budget for next year, I'd like to review what the board was able to accomplish with it this year. I hope you have been by the club recently to notice some of the following:

- *Beautiful landscaping around the front driveway entrance to the club, in the front beds next to the clubhouse, and in the existing planters inside the pool area.*
- *Replacement of the diving board and surrounding pool deck in order to repair broken water lines, a pool leak, and buckling concrete that was presenting a tripping hazard.*
- *Repair of the deep end pool lights, and diagnosis and repair of electrical issues throughout the pool area.*
- *Purchase of a computer and printer to improve ease of operations and oversight.*
- *Replacement of outdoor pool furniture.*
- *Replacement of the light fixtures on the tennis courts, allowing for much increased use by homeowners.*

In budgeting for next year, we are continuing to be conscious of attending to maintenance issues and making responsible improvements. Through our efforts to increase revenue by increasing outside membership, we have managed to decrease homeowner contribution to our special projects budget, while still planning much needed maintenance and improvement projects.

We were successful for several years in keeping the main clubhouse roof from needing replacement. However, this year we feel it needs to be done. Now that the DPW project behind the club has been completed, we would also like to replace the back corner of the pool deck that had to be taken up due to soil erosion and deck cracking. In doing so, we are looking at several options for incorporating more shade around the pool area. We would also like to extend the chain link fence behind the clubhouse to address the walking traffic that is contributing to potential security issues. And we are slowly working on replacing metal inside furniture with the more comfortable white versions. Please note more detail on the following pages. If anyone has any questions or would like to hear more detail, please attend the **Budget Forum meeting on Monday, December 13th at 6:30 P.M.** This meeting will be the time to ask questions and give feedback on the budget, as the annual meeting in January will be more geared toward a general review and voting.

All of the accomplishments from this year could not have been done without the dedicated efforts of a small board and a handful of committee members and volunteers. What the club could use most at this point is manpower! I would like to encourage each of you to assist us with continued improvements to the club by volunteering your time and ideas! Please contact me or any of the board members with any thoughts, feedback or assistance you can lend.

Thanks,
Lynn Rogstad

Lake Sherwood Club Association Budget Summary

Club Operations

		2010			2011
		Budget	Projected	Difference	Proposed
Revenue	Membership-Homeowners	\$40,064	\$40,064	\$0	\$40,064
	Membership-Outside Members	\$10,500	\$18,525	\$8,025	\$16,000
	Revenue Generated By Club	\$19,575	\$9,672	(\$9,903)	\$12,036
	Total Revenue	\$70,139	\$68,261	(\$1,878)	\$68,100
Expenses	Wages	\$20,600	\$21,505	(\$905)	\$22,500
	Utilities	\$11,800	\$11,412	\$388	\$11,500
	Insurance	\$13,100	\$12,038	\$1,062	\$12,500
	Repairs and Maintenance	\$10,119	\$14,346	(\$4,227)	\$10,000
	Supplies	\$4,300	\$6,664	(\$2,364)	\$6,500
	Admin, Taxes, & Other	\$10,220	\$4,777	\$5,443	\$5,100
	Total Expenses	\$70,139	\$70,742	(\$603)	\$68,100
Surplus/(Deficit)		\$0	(\$2,481)	(\$2,481)	\$0

Club Special Projects

	2010		2011	2012	2013	2014	2015
	Budget	Projected	Preliminary	Estimate	Estimate	Estimate	Estimate
Building	\$8,500	\$7,800	\$16,000	\$5,000	\$25,000	\$10,000	\$10,000
Pool	\$21,700	\$17,600	\$15,000	\$7,500	\$0	\$7,500	\$7,500
Tennis	\$4,500	\$4,800	\$0	\$500	\$0	\$2,500	\$500
Other	\$1,500	\$1,500	\$5,500	\$12,000	\$5,000	\$5,000	\$10,000
Total	\$36,200	\$31,700	\$36,500	\$25,000	\$30,000	\$25,000	\$28,000

Lake Sherwood Acres
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Change Service Requested

Sherwood Lake Association and Lake Sherwood Club Association Dues

		History of Dues			
		2008	2009	2010	2011
		Budget	Budget	Budget	Preliminary
232 Off-Lake Lot Assessments					
SLA	Operations	\$78	\$83	\$81	\$83
	Projects	\$11	\$42	\$43	\$29
	Security	\$75	\$72	\$71	\$79
LSCA	Operations	\$128	\$128	\$128	\$128
	Projects	\$96	\$96	\$96	\$86
Total Off-Lake Lot Dues		\$388	\$421	\$419	\$405
81 Lake Lot Assessments					
SLA	Operations	\$234	\$249	\$243	\$249
	Projects	\$33	\$126	\$129	\$87
	Security	\$75	\$72	\$71	\$79
LSCA	Operations	\$128	\$128	\$128	\$128
	Projects	\$96	\$96	\$96	\$86
Total Lake Lot Dues		\$566	\$671	\$667	\$629

Budget Forum Meeting on Monday, December 13th at 6:30 P.M.