

2011 Annual Meeting Brisage Homeowners Association

welcome

BRISAGE



Agenda

- Roll Call and Certification of Proxies
- Proof of Notice of Annual Meeting
- Approval of Minutes, 2010 Annual Meeting
- President's Report
- Report of Landscape Committee
- Unfinished Business
- New Business
- Appointment of Inspectors for Election
- Election of Officers and Directors
- Adjournment



2010 Successes

- Last foreclosed home sold
- Common areas looking great
- Flowers, roses at entrance maturing
- New video surveillance added at exit gate
- Downed trees at 279, 250 Boulevard cleaned up
- Expenses held in check
- No increase in assessments for 2011



New exit video surveillance





2010 Revenue and Expenses

Revenue

Assessments	\$25,524
Gate Assessments	1,083
Total Revenue	<u><u>\$26,607</u></u>

Expenditures

Utilities	691	96%
Landscaping*	16,780	138%
PO Box Rent	28	100%
Postage	48	14%
Property Taxes	2,296	201%
Insurance	1,931	106%
Legal	248	17%
Dues	50	100%
Filing Fees	0	0%
Repairs	586	102%
Supplies	440	38%
Miscellaneous:	228	46%
Annual Meeting	1,591	66%
Web Site	1,085	124%
Gates	2,398	122%
Total Expenses	<u><u>\$28,400</u></u>	112%

Net Gain (Loss) (\$1,793)

* Includes extraordinary tree removal expense of \$4,400.



Balance Sheet

December 31, 2010

Assets

Current Assets

Cash

\$25,806

Total Current Assets

\$25,806

Liabilities & Equity

Equity

Beginning Fund Balance 1-1-10

\$27,600

Net Revenue for Year

-\$1,793

Total Equity

\$25,806



2011 Budget

Revenue		
Assessments	25,650	100.0%
Expenditures		
Utilities	725	2.8%
Landscaping	12,475	48.6%
PO Box Rent	50	0.2%
Postage	300	1.2%
Property Taxes	1,200	4.7%
Insurance	2,000	7.8%
Legal	1,000	3.9%
Dues	100	0.4%
Filing Fees	150	0.6%
Repairs	750	2.9%
Supplies	1,000	3.9%
Miscellaneous	500	1.9%
Annual Meeting	2,000	7.8%
Web Site	1,000	3.9%
Gates	2,400	9.4%
Total	25,650	100.0%
Net Revenue	(0)	



Today's Hot Issues



Satellite Dish Violations





A. Act firmly, including a fine

B. No feeling, either way

C. Done your job.

**Neighborhood looks
better. Let it go.**



Playhouse Not Screened



- A. Act firmly. Require screening, a fine or remove it**
- B. No feeling, either way**
- C. It's a climbing tower, not a playhouse, and OK.**



Encroachment of Stonegate





Encroachment of Stonegate





- A. Act firmly, including legal**
- B. Prohibit Brisage fencing
across F strip**
- C. No feeling, either way**
- D. No action. Not usable.**



Outside Our Neighborhood

Page 8A Thursday, February 17, 2011

The Northside Sun

MONA plans major membership drive

By KATIE EUBANKS
Sun Staff Writer

A MAJOR MEMBERSHIP drive is planned for the Madison Neighborhood Associations (MONA). A lot of Madison neighborhoods are missing out on opportunities to increase property values and stay informed, according to the most recent meeting of (MONA). Therefore the group's chairman, Carl Crawford, announced a major membership drive during the January meeting, which was attended by about 30 people.

"Each neighborhood should have two representatives here," he said. "There are 69 neighborhoods, so that would be 140 people, and this room would be full. Some neighborhoods and we'll ask them to get officers."

Crawford told the Sun that all Madison subdivisions are members of MONA by default, and there are no membership dues. The problem is, "many of them do not know about our meetings and I do not know that they can attend. We've actually got some phone calls to find each neighborhood's officers."

"Our goal now is to identify the president of each neighborhood association, and then we plan to write a letter to them and ask their boards to nominate two representatives to MONA, and to do that by [the next MONA meeting] April 1," he said.

"The presidents might be pretty busy already and might not have time to attend the meetings. If they can, we certainly want them to."

Crawford said "there really are no disadvantages" to joining MONA, which was founded four years ago. "There are no costs



MONA board members include (from left, back) Nelwyn Madison, Betty Thornton, Paul Tankersley; (front) Tiana Sudbeck, Carl Crawford, Janie Jarvis

involved...our meetings are quarterly, and they're only a couple of hours. And there's a great potential return to make our neighborhoods better."

For instance, "Some of our neighborhoods have put in video surveillance on their entrances and exits, and many of our neighborhoods are unaware that you can do that for \$500 a camera and \$15 a month per camera," he said. "The cost is so low, [most neighborhoods] usually can do it within their

existing budget, without increasing anybody's assessment."

"[And] some neighborhoods have installed gates, such as we here in Brisage."

CRAWFORD SAID neighborhoods that send delegates to MONA meetings are also able to keep up with the latest developments in Madison, such as the new Main Street coffee shop announced at the last meeting. (Crawford has since disclosed Cups as the

franchise. The store is set to open this month. "Many people who attend our meetings no longer representatives in their neighborhoods, but they still attend because they know what's going on," he said.

And MONA has a direct link with George Ellmore, Madison's liaison manager, who serves as liaison between MONA and the city.

"We don't know what we want out of George Ellmore there," said board member Nelwyn Madison. Ingleside Homeowners Association said MONA has helped

well. "A lot of people used to call about problems in the city. But now, I'll call Carl, and [MONA] helps to internally a lot of times of it. We're very proud of MONA."

And the bigger the better, the more members said.

"For me, the greatest benefit is not reinventing the wheel. I'll call Carl, and [MONA] helps to internally a lot of times of it. We're very proud of MONA."

Betty Thornton, MC from Madison Oaks, said officers can learn a lot about trends at MONA meetings. "The placement of a gate about that," she said.

Crawford acknowledges neighborhoods might take awhile to gain, "because we've gained."

MADISON COUNTY JOURNAL

Bill would allow gated subdivisions

By STEVEN G. WATSON
Madison County Journal

Legislation that would allow gated subdivisions on public streets is receiving widespread support from local officials, including law enforcement officials who say it could deter crime.

Sen. Walter Michel (R-Jackson), is proposing local-private legislation and received unanimous backing from the Madison County Board of Supervisors in the form of a resolution last week.

Gates on public roadways are permitted in municipalities as long as access is not restricted, but they are not allowed in the state's unincorporated areas.

The proposed legislation would be isolated to Madison County and allow for gates which would open automatically as drivers pull up to them.

Subdivisions or apartment complexes with privately maintained roads can erect locked gates, only allowing access to residents.

Michel said he's received support for the bill with few having problems with it. He notes that neighborhood or homeowners' associations would be responsible for the cost of erecting the gates as well as maintenance and aesthetic upkeep.

"Many have come to us and feel the gates can not only help lower crime, but could help maintain property values," Michel said.

Madison County Sheriff Toby Trowbridge said a closed gate, whether it's locked or not, can be a deterrent to crime.

"A lot of folks won't take the time to fool with waiting for it to open," he said. "And those looking to do something illegal may worry about the time it would take for them to get out of there."

"I don't see a bad side to this unless something breaks down or it impedes traffic," he added.

See GATES, page 2

Gates

Continued from page 1

Trowbridge went on to suggest that neighborhoods go even

further and install cameras at the entrances to record cars coming and going.

He explained that if there was a robbery or some other crime in the neighborhood a security camera would give them more evidence of a suspect's comings and goings.

District 4 Supervisor Karl Banks said this is something that would have to be paid for by homeowners associations and that they would have to decide how far they wanted to take it.

"I see it as just an extension of neighborhood watch," Banks said. "It would all be up to them."

"They want to make that investment to keep up their entrances because it's a product of keeping up value in their homes," he added.

Valuables taken from several vehicles in R'land

By MATT STUART
Madison County Journal

Several thefts and burglaries earlier this month were again attributable to victims leaving expensive items relatively unguarded, according to Ridgeland Police.

On Feb. 7, around 9 a.m., an employee in the 100 block of Business Park Drive reported a significant amount of money stolen from their purse. No arrests or suspects have been identified.

Later that same day, Ridgeland police received a report at 1:30 p.m. from the 2000 block of Lake Shore Drive of property stolen from a vehicle. According to the report, a car stereo was stolen from the rear seat of the victim's vehicle. There were no signs of forced entry and the radio was

edly lying on the rear seat in plain view. On Feb. 11 around 9:45 p.m. a customer at a business on the 700 block of Lake Harbour Dr. reported his keys and cellphone had been stolen from a jacket left unattended in a room at the business.

On Feb. 12, while a customer was in the dressing room of a Northpark Mall store, a suspect grabbed the customer's purse and fled the store. After a subsequent investigation, police identified and arrested Kryslyn Brooks, 26, of Jackson.

The Ridgeland Police Department encourages citizens to a keep close watch over valuables and to secure any items that might be easily observed or stolen, especially while out shopping.

In other police

assault to a minor on the 600 block of Ralde Circle. RPD is currently investigating the case as simple assault.

Also on Feb. 7, police received a report at 4 p.m. of an auto burglary. Upon responding to the 200 block at West Jackson St., police discovered that the in-dash radio and cd player had been stolen from the vehicle. There were no signs of forced entry and the break-in was believed to have occurred between Feb. 4 and the time it was reported.

On Feb. 9, clothes were stolen from a retail shop on the 600 block of Ridgewood Road. The police have several leads on suspects who were under

No citations had been issued as of press time

The same afternoon, police received a report of money missing from a business on the 3000 block of Harbor Walk Drive. An employee was accused of embezzling money from a local business. The case is still under investigation and suspects are being interviewed.

On Feb. 11, police were notified of a jewelry theft from a store at Northpark Mall at 2 p.m. A suspect was arrested and subsequently released. The suspect is still under investigation.

Feb. 11, police received a report alerting them to a burglary on the 300 block of Drive. The stolen property was reported to have been taken during early morning hours. A subsequent investigation

identified Zachary Fowler, 21, of Ridgeland and Brittany Alexander, 20, of Richland. The suspects were arrested and most of the stolen property was recovered. The case is still under investigation.

Also on Feb. 11, police were alerted to a stolen credit card in use at a convenience store on the 7000 block of Old Canton Road. The case is currently under investigation.

On Feb. 14, clothing was reported having been stolen from a shop at Northpark Mall at 10:30 a.m. A suspect was arrested and released.

On Feb. 16, police received two reports of shoplifting from stores at Northpark mall. The suspect, who was later identified as Velerie Cable, 48, of Jackson was arrested for stealing from two stores and charged with felony shoplifting.

Second phase of Charlestowne subdivision approved by city

By STEVEN G. WATSON
Madison County Journal

MADISON — Plans for the second of a three-phase subdivision near downtown were recently approved by city officials, contingent upon a letter of credit for roads and the construction of an entrance.

The preliminary plat for Charlestowne Part 2 was approved last week by the Madison Mayor and Board of Aldermen as developers move forward with construction of the subdivision which will come in three parts and cover more than 42 acres.

Developer James Weaver of Woodbury Park,

LLC was on hand at the board meeting seeking approval for the second phase located at the corner of Old Hwy 101 and Hoy Road and covers 12.3 acres.

The development has minimum lot sizes of 12,000 square feet and one- and two-acre lots of at least 2,500 square feet or two- and three-acre lots of at least 2,600 square feet.

Aldermen required a letter of credit from Weaver to assure the city of the roads and an entrance that will be constructed.

Plans for a neighborhood clubhouse and a cabana for the homeowners are also included. See

St. Regis installs gate but allowing public access

By KATIE EUBANK
Sun Staff Writer
ANOTHER MADISON NEIGHBORHOOD has opted to let the city pay for their street improvements.

The streets in the St. Regis neighborhood on Hoy Road were designated as gated public streets at the February 15 meeting of Madison Mayor Mary Hawkins-Budler and the Board of Aldermen. "The city allows there to be gated public streets as long as the gate's not locked and no one is denied access to it," said Denson Robinson, director of Madison Public Works.

"If the people who live in that subdivision choose to lock that gate, they are in charge of street improvements."

While a gate has been installed at the entrance to St. Regis, it will remain open until the city has officially approved it. And even when the gate is approved and shut, it will not be locked.

So why install a gate if it opens for everyone anyway?

Ken Primos, managing developer at St. Regis, said a locked gate won't keep out a determined thief or mischief maker - and maintaining private streets is "a very expensive endeavor" for neighborhoods - but an unlocked gate can still slow things down.

"When a person drives in there, they do have to stop or slow down when they get to the gate, to

wait for it to open. If people come whipping in, traffic's always a problem, especially with children running around. [A gate] adds to the sense of well-being. It gives you a sense of order.

"But the biggest reason is, people like it. The first thing they ask is, 'Is it going to be a gated neighborhood?' And it definitely adds to the property values," Primos said.

OTHER ST. REGIS-RELATED ITEMS taken care of at the February 15 board meeting included setting the neighborhood speed limit at 20 miles per hour and changing one cul-de-sac to a straight street in phase one of the plat.

Primos said 22 of the 49 lots in phase one have been sold since early January, and probably 10 to 12 homes - half of them custom built - are under construction.

The minimum home size is 3,000 square feet, and the lots are mostly between half an acre and three-fourths of an acre.

"It's not your typical small, high-density subdivision," he said.

Primos said the neighborhood has room for about 35 lots in the second phase, "which we'll do later. We could start this summer. It just depends on how things go."

Hemphill Construction Company owns the St. Regis development.



Report of Landscape Committee



Landscape Committee

- Melissa and Mark McKee, Co-Chairs, of 241 Brisage Boulevard
- Walter Fountain of 129 Brisage Drive
- Christina Long of 136 Brisage Drive
- Kavitha Karavadi of 149 Brisage Drive
- Charlotte and Frank Scott of 249 Brisage Boulevard
- Lamar Warnock of 262 Brisage Boulevard
- Suzanne Lien of 273 Brisage Boulevard
- Audra Mayne of 279 Brisage Boulevard



Board Agenda for 2011

- Enforce Covenants with fair, even hand
- Christmas Luminaries
- Long-Range Development Plan
 - Safe Routes to School Program, Pedestrian Gate
 - Neighborhood Survey – Pool, Walk Paths, Pavilion
- Brisage Blow-Out picnic on front lawn
 - Memorial Day, July 4, Labor Day
 - Ice cream for a year
 - Event Chair?
- Brisage Brigade days are coming



Election of 2011 Officers and Directors

- Report of Nominations
- Additional Nominations from the floor
- The Election