

THE GROVE GAZETTE

Happy New Year to Everyone!

Construction is moving forward soon on two new houses, Lot 22 and Lot 106. The Coopers, Lot 28, will also be moving into their new home early this summer. We welcome our new neighbors.

The new South road, "Golf Course Trail", enters at Old Stage Road & Sweet Briar Drive. The new North road, "PGA Boulevard", enters at Union Hill & Dulwich Drive. These roads provide easier access to Poplar Grove. The South entrance is for Poplar Grove property owners and Poplar Grove club members. The North entrance is open to residents, club members, and the general public.

1st Quarter, 2008



The Garrettes
May 2007

Safety & Security

For security purposes, we have been working closely with the County to get everyone's house logged into the 911 system, and the new roads with the county GPS system, for faster and more accurate emergency response. Also, enclosed are key phone numbers for the residents. Everyone's name is already published in the Resident Directory, but we felt a laminated card to post near your phone or place in your purse or vehicle would be convenient.

As always, let us know if you need anything and have a great year!
Poplar Grove Team

Poplar Grove Golf Community Owners Association

Enclosed please find the 2007 Annual HOA Report. Note the HOA rates will go up for the first time by \$20 per month: **Monthly Dues History**

2004	Monthly Dues	\$ 0
2005	Monthly Dues	\$ 0
2006	Monthly Dues	\$50 lots (no house) \$165 residents with house.
2007	Monthly Dues	\$50 lots (no house) \$165 residents with house.
2008	Monthly Dues	\$50 lots. \$185 residents + \$5 for Amherst Fire Department

Property Owners have the Annual Pay Option for the HOA dues with a 5% discount.

Notation: Residents may opt out of the Lawn Care for a \$50 per month reduction.

Services Provided Summary

Trash Pickup: Twice Weekly (Mon & Thurs) and Special Requests
Lawn Service: Mowing, Weed Eating, General Clean Up, Leaf Collection
Snow Removal Service: Roads, Driveways, Sidewalks, Front Porch
Common Area Maintenance & Street Lights

We met with the volunteer fire department, and it is funded by donations only, so an additional \$5 goes to the fire department, a very fair price for the protection. Poplar Grove corporate is also doing several things for the fire department. Be sure to inform your homeowner's insurance provider that your home is in the Amherst Fire District, and is near a municipal hydrant, which will generally lower your insurance costs.



2007 ANNUAL REPORT

DECEMBER 2007

Poplar Grove Golf Community Owners Association ("HOA")

Annual Report for 2007

Income from HOA Dues Paid \$36,785.00

Expenses*

Maintenance Team \$18,000.00
Team: Steve, Brett, Nathan,
Nicolas, Kevin

Office Team \$ 4,500.00
Team: Christy, Samantha

Supplies

Resident Trash Bags \$ 283.64
Common Area Maintenance \$ 2,053.41
Street Light Bulbs & Maint \$ 1,662.77
Office Supplies, Paper, Ink \$ 0.00
Copier, Printer \$ 0.00
Computer \$ 0.00
Office Space \$ 0.00

Utilities

Street Lights \$ 8,880.55
Telephone \$ 518.02

Equipment

Mowers \$ 0.00
Small Equipment \$ 0.00
Equipment Maintenance \$ 0.00
Fuel \$ 0.00
Tools, Rakes, Shovels \$ 0.00
Trucks, Gators \$ 0.00

Total Expenses \$35,898.39

Net Applied to 2008 \$ 886.61

* Poplar Grove corporate contributes significant funding in addition to these figures, to provide these full HOA services.