

President's Corner
Bradford Farms Homeowner's Association
2013 Assessment Letter

In 1997, control of Bradford Farms was turned over by the Builder to the Community, to be handled by a Board of Directors following a set of Covenants and By-Laws. Each household should have a set of the Covenants and By-Laws that we operate by. **Both documents are on our website www.bradfordfarms.com**

The 2013 annual assessment will be \$175 per household.

Since 1997 the assessments were as follows:

1997 \$135	1998 \$125	1999 \$125	2000 \$100
2001 \$150	2002 \$125	2003 \$125	2004 \$175
2005 \$150	2006 \$85	2007 \$120	2008 \$130
2009 \$130	2010 \$160	2011 \$160	2012 \$160
2013 \$175			

Though our cost has gone up over the last three years we were able to keep the same assessment, but this year we are sorry to inform you that we had to raise the assessments. We are glad to announce that the 2013 assessment level was held to a small increase of \$15. Major reason why the assessments must increase is the requirement to totally re-work the west entrance (shrubbery and flowers).

Thanks to our board and volunteers help, our Community has one of the lowest assessments in the City of Madison. The following are typical of the reasons why the Board has accomplished these low assessments:

- 1. The Board:** The Board now is very active in doing what needs to be done without hiring out to outside contractors.
Note: The average age of many board members is in the high 60's plus, so we need new younger community members to become active in the Board. Please consider putting your name in for the ballot to be voted on in Jan 15, 2013. It is simple to e-mail or mail your nomination to pnjhurst@knology.net or mail to Bradford Farms PO Box 151 Madison, AL 35758. "Get involved only takes a small amount of your time to help out the whole community and we want everyone to have a voice in how this is done."
- 2. Community volunteers:** This is very important as some of the projects are just too large for the Board, but with volunteers we can accomplish the task. Without more volunteers, we will have to hire it out to a third party.
- 3. Paying your Assessments on time:** Each year as Assessment letters are mailed out, most of our Community Members send their assessment in on time. This gives us the money to handle the requirements of the Community. The Board asks you to be a good Community Member and pay your Assessment on time to help us keep next year's Assessment low.
Note: The Board (this year) has instituted the necessary collection process changes to ensure that our Community Members (who pay on time) will not have to cover the collection expenses for the few non complying members. The collection expenses will be the responsibility of the non complying members and added to the amount they owe. Part of these changes are that the board will take all available legal means to collection overdue assessments from those that choose not to pay.

There will be projects in 2013 that will require Community volunteers. I will send out an email blast to all when those occasions arise.

All members of the community are encouraged to attend the board meetings. They are held the third Tuesday of every other month starting with January then March and so on at 7:00 p.m. at Madison Assembly of God church on Hughes Road unless notified otherwise. This is next to the front pond. The success of our community is dependent on your involvement, so I look forward to seeing you at our next meeting.

Thank you,

Raul Hurst

President Bradford Farms Homeowner's Association