

**President's Corner**  
**Bradford Farms Homeowner's Association**  
**2016 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. **Both documents are on our website [www.bradfordfarms.com](http://www.bradfordfarms.com)**

The 2016 annual assessment will be \$175 per household.

**Since 1997 the assessments were as follows:**

<b>1997 \$135</b>	<b>1998 \$125</b>	<b>1999 \$125</b>	<b>2000 \$100</b>
<b>2001 \$150</b>	<b>2002 \$125</b>	<b>2003 \$125</b>	<b>2004 \$175</b>
<b>2005 \$150</b>	<b>2006 \$85</b>	<b>2007 \$120</b>	<b>2008 \$130</b>
<b>2009 \$130</b>	<b>2010 \$160</b>	<b>2011 \$160</b>	<b>2012 \$160</b>
<b>2013 \$175</b>	<b>2014 \$175</b>	<b>2015 \$175</b>	<b>2016 \$175</b>

We are glad to announce that the 2016 assessment level was held at the 2013 mark.

There are and have been many reasons why the Board has accomplished these low assessments. Two good reasons are as follows:

1. **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 and not hire it out to a third party.
2. **Paying your Assessments on time:** Each year as Assessment letters are mailed out we have great Community Members that send theirs in on time, but some do not. The Board asks you to be a good Community Member, pay your Assessment on time helping us keep the next year Assessment low. **The Board made the necessary changes to the collection process to ensure that our Community Members that pay on time will not have to cover the expenses of collection for the few non complying members. These expenses will be the responsibility of the non complying members and added to the amount they owe. This has resulted an increase in collection of current and past due Assessments over the last 3 years. We are still actively pursuing the non complying Home Owners.**

**The Board: We are getting older and we need new younger community members to become active on the Board. So please consider putting your name on the ballot to be voted on in Jan 19, 2016 at our Annual meeting. It is simple to e-mail or mail your nomination(s) to [pnjhurst@knology.net](mailto:pnjhurst@knology.net) or mail to Bradford Farms PO Box 151 Madison, AL 35758. Forms are on our website [www.bradfordfarms.com](http://www.bradfordfarms.com). Get involved it only takes a small amount of your time to help out the whole community and you have a voice in how this is done. Home owners and renters can be on the Board.**

There will be projects in 2016 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 the month 7:00 p.m. at Madison Assembly of God church on Hughes Road. This is next to the front pond. **From Oct to Jan it is every month and then after Jan it is every other.** The success of our community is dependent on your involvement, so I look forward to seeing you at our next meeting.

Thank you,

**Paul Hurst**

President Bradford Farms Homeowner's Association