

President's Corner
Bradford Farms Homeowner's Association
2017 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

For 2017 the Board has addressed the rising cost in insurance, utilities due to the drought and the 20 plus year old trees that will need removal during 2017. We put our lawn care out for bids and we accepted a bid that combines all the services into one company with better service coverage at the same price we were paying three companies. Our budget expenses have remained the same as last year even with the increases mentioned above due to the Board's action in several areas.

Just to make things clearer; if you would have divided the 2016 year's budget by the 189 homes that would have made the assessments at \$210 dollars. The Board took the short fall of **(\$7,149.00)** and absorbed it from the funds left over from 2015 thus keeping the assessments at \$175. Again with the 2017 budget same as 2016 the Assessments would be \$210 per home; but we will absorb most of the short fall of **(\$8,283.00)** in 2017 and only raise the Assessments by \$10 to \$185 per home. This leaves us absorbing the short fall of **(\$6,393.00)** from our left over funds of 2016.

The Board year to year works to keep one year of funding as normal business practice and we are able to keep our Assessments to a very low amount.

We are announcing that the 2017 assessment level has increased slightly to \$185 per home.

There are and have been many reasons why the Board has accomplished these low assessments over the years and here is two good reasons:

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:** The Board asks you to be a good Community Member and pay your Assessment on time. The Board has made 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. **We are still actively pursuing the non complying Home Owners.**

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	2014 \$175	2015 \$175	2016 \$175	2017 \$185

The Board members are getting older and we need new younger community members to become active on the Board. Please consider putting your name on the ballot to be voted on Jan 17, 2017 at our Annual Meeting. It is simple to e-mail your nomination(s) by Dec 17th 2016 to:

Luther Hinton at smileyh@hiwaay.net

or mail to

Bradford Farms Attn: Nomination Committee
PO Box 151 Madison, AL 35758

Forms are on our website 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

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