



**February**

**2019**

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Website: [www.cottonbayhoa.com](http://www.cottonbayhoa.com)

**Cotton Bay HOA**

**Board Members**

**President - John Paul Jones**  
251-233-9662

[cbhoa.president@gmail.com](mailto:cbhoa.president@gmail.com)

**Vice-President - Michael Jones**  
251-979-9475

[cbhoa.vicepresident@gmail.com](mailto:cbhoa.vicepresident@gmail.com)

**Treasurer/Secretary – Melinda Jones**  
251-233-9933

[cbhoa.treasurer@gmail.com](mailto:cbhoa.treasurer@gmail.com)

[cbhoa.secretary@gmail.com](mailto:cbhoa.secretary@gmail.com)

**Landscaping - Kenn Krouse**  
251-967-2463

[cbhoa.landscape@gmail.com](mailto:cbhoa.landscape@gmail.com)

**Enforcement -**

[cbhoa.enforcement@gmail.com](mailto:cbhoa.enforcement@gmail.com)

**Website - Larry Rideout**  
251-223-9015

[cbhoa.website@gmail.com](mailto:cbhoa.website@gmail.com)

**Board Member – Joy Conger**  
251-967-5158

[cbhoa.modification@gmail.com](mailto:cbhoa.modification@gmail.com)

**CBHOA Annual Meeting**

**When: Saturday March 23, 2019**

**Social 10:30 AM – Meeting 11:00 AM**

**Lunch served after meeting**

**Where: Craft Farms Golf Club, Palmer Room**

**All Homeowners are encouraged to attend!**

**Please consider volunteering to be a Board Member! Please update your information e-mails, phone numbers etc. on form provided (CBHOA annual meeting RSVP) and mail with voting ballot. Please return these forms by March 18, 2019.**

**Don't Forget To Scoop!**





## Cotton Bay Homeowner's Association



### What's Going On?

By John Paul  
Jones  
February  
2019



Hi all! I hope to find everyone doing well. It's that time of year again. Our general annual meeting and of course spring is upon us. It has been a mild and wondrous winter here in paradise. Please come and join your neighbors at our annual Homeowner's meeting/social. I hope to see all of you there enjoying a lunch together. Please fill out and send back the RSVP form even if you are unable to attend. We need to have updated phone and e-mail contact information. Please consider joining as a Board member, we have a need of new Board members. In this issue, there is all the info needed to join us in the general annual meeting. Please respond and join us.

Our yards are starting to show signs of spring. Now, is a great time to prepare our homes and yards for the coming spring and summer months. To keep our neighborhood looking at its best, we should consider weed killing, mowing, edging, power washing of sidewalks, driveways, and our homes. Did you know, that Cotton Bay enjoys some of the best property values per square foot? We rival our neighboring more expensive golf communities' values per our home sizes. This is because most all of us take pride in the subdivision and our homes. This year let's keep this trend continuing and improving. Let's all get out there by acting in keeping our subdivision amongst the best in Gulf Shores.

However, there are always issues that need to be addressed. We have had many problems lately with tree limbs and debris being thrown over fences into the drainage ditches. Board members have had to remove these heavy tree limbs to the un-contained rubbish sites. Our landscaping company also has had to remove limbs and trash to be able to mow our common areas. For 2019, they will charge a minimum of \$200.00 per ditch for debris removal. For your information, the association paid \$6,080.00 this year in maintaining our drainage ditches to prevent flood issues. Please dispose of your rubbish properly. Please notify the board if you see something out of sorts, we need your help. We have also had continuous issues with the Non-contained rubbish sites. Drop off times are 6:00 am Thursday to 6:00 am Friday. In this issue is a copy of the violation notice, please look at it and become familiar with it as a quick guideline of the rules. If you are a homeowner who rents your home, please share with your renters the CBHOA rules and fines. Keep in mind, that you the property owner, are the responsible party and receives the fine. Please comply with the rules that have been enacted by "the majority" of property owners.

Cotton Bay is a fine neighborhood with great people living in it. Let's come together and enjoy each other's company and make Cotton Bay even better. I hope to see you all at the general annual meeting.

# Cotton Bay Homeowner's Association

## Profit & loss

January through December 2018

2:44 PM

02/05/19

Accrual Basis'

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Ordinary Income/Expense	Jan - Dec 18
Income	
6020- Assessment Income	
6038- Interest Income	27,747.50
6040- Violation Income	28.45
6042- Late Fee & Lien Income	50.00
	423.75
Total Income	28,249.70
Expense	
8075- Internet Expense	
8080- Insurance	143.88
8110- Accounting Fees	2,520.00
8115- Advertising	2,520.00
8122- Bank Service Charges	12.00
8125- Landscape Maintenance	7.50
Misc. Landscaping Expenses	
Routine Maintenance Expenses	1,701.30
Total 8125- Landscape Maintenance	10,045.80
	11,747.10
8126- Unbudgeted Misc. Landscap	
8127- Landscape Improvements	6,080.00
8150- Postage	4,053.00
8160- Mailbox	267.36
8163- Meeting Expense	102.00
8165- Repairs & Maintenance	767.39
8166- Security Expense	2,500.00
8175- Utilities	1,530.00
	312.12
Total Expense	32,762.35
Net Ordinary Income	-4,512.65
Net Income	-4,512.65

**Cotton Bay HOA**

**Regular Checking**

**Balance 1/31/2019**

**\$32,843.09**

**Cotton Bay HOA**

**Reserve Account**

**Balance 1/31/2019**

**\$31,252.89**

**COTTON BAY HOMEOWNERS ASSOCIATION, INC.**  
**2019 BUDGET**

<b><u>EXPENSES</u></b>		
Accounting Fees & Tax Return Preparation		\$ 2,600
Taxes (Common Areas)		\$ 0
Landscaping Maintenance (Weekly & Trench Contract)		\$9,900
Miscellaneous Landscaping (Supplies & Maintenance)		\$2,300
Miscellaneous Maintenance		\$2,000
Legal Fees		\$ 400
Office Supplies		\$ 200
Printing Expense		\$ 200
Postage		\$ 400
Utilities		\$ 600
Security Expense		\$2,500
Insurance (General Liability)		\$2,600
Internet Expense		\$ 160
Annual Meeting Expense		\$ 800
Non Collected Assessment Dues		\$ 750
Allowance for Reserves		\$ 2,340
<b>Total Expenses</b>		<b>\$27,750</b>
<b><u>REVENUE</u></b>		
Assessment Income (111 Members @ \$250.00)		\$27,750
<b><u>RESERVES</u></b>		
Fence Replacement/Repairs	\$13,000	
Misc. Repairs/Maintenance, benches, signs	\$4,200	
20 Trees @ \$200/Each	\$4,000	
28 Crepe Myrtle Trees @\$80/Each	\$2,240	
20, 5 Gal. Plants @ \$30/Each	\$600	
18 palms @\$370 each	\$6,600	
Concrete	\$4,200	
Retention Pond Drainage/ Trench Work	\$12,000	
<b>Total Reserves Allowance</b>		<b>\$46,840</b>
<b>Reserves on Hand (Reserves Account)</b>		<b>\$31,253</b>
<b>Reserves Deficit</b>		<b>\$15,587</b>

## **Board Member Voting Ballot**

You may vote for individuals or for all, or write-in yourself if you would like to be a Board Member. Bring your ballot to the meeting or mail it to: CBHOA ~ PO Box 683 ~ Gulf Shores AL ~ 36547-0683.

\_\_\_\_\_ **Vote for All**

\_\_\_\_\_ **John Paul Jones**      \_\_\_\_\_ **Michael Jones**      \_\_\_\_\_ **Larry Rideout**

\_\_\_\_\_ **Kenn Krouse**      \_\_\_\_\_ **Joy Conger**      \_\_\_\_\_ **Melinda Jones**

**If you want to be a Board Member Write-In Your Name & Phone #**

**You must be present at Annual Meeting to be on Ballot**

\_\_\_\_\_

## **CBHOA Annual Meeting RSVP – Craft Farms Golf Club (Palmer Room)**

**Saturday, March 23, 2019 Social 10:30 am, the meeting starts at 11:00 am**

**(includes Lunch after meeting)**

**Please RSVP no later than March 18, 2019**

Name: \_\_\_\_\_

CBHOA Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone #: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

E-Mail Address \_\_\_\_\_

\_\_\_\_\_ **Number in Household Attending Meeting & Lunch**

\_\_\_\_\_ **I am unable to attend the meeting, but please update my information.**