Hatcher Village Condo

Owners’ Association

**State of the Association**

**2016**

Dear Fellow Condo Owners,

On August 6th the Annual meeting for the Hatcher Village Condo Association was held. The following is a brief summary of what was discussed and what your Association has accomplished in the past year as well as the direction in the future.

Your Board has decided to go in a new direction in the future. Kim Hamilton was the face of the Association over many years as President, Board Member, and Facility Manager. Kim will no longer be serving on the Board of Directors or as the Manager of the Association. Under her leadership Hatcher Village Condos have prospered. We all thank her for her hard work and devotion in improving our condo complex over several years.

The Board of Directors accomplished several tasks that could be classified as mundane. The Bylaws were changed and updated to reflect what we are now doing as an Association. The Declarations were gone through for the first time since the Association was formed, and updated and changed. These changes were presented to the Association Owners at the Annual meeting for approval. The Owners approved the changes in the Declarations. These changes, along with the revised Bylaws, will be filed with the county to replace the original documents from 1981. These new updated documents are available on our website at [www.hatchervillage.com](http://www.hatchervillage.com).

As with most of us, finances are a constant worry for the Board of Directors. Our goal each year is to keep costs down. Unfortunately every year the cost of water, sewer, and insurance goes up. The aged buildings of the complex are another source of concern. Each budget year we try to plan and anticipate maintenance and other problems that may arise. Some problems are impossible to foresee. As units are sold and inspected we have had to correct several problems in the crawl spaces, which are the responsibility of the Association.

In Building One we had a major bat problem. Over several years bats had entered from outside the walls of one of the units. The Association had, over the last few years, plugged the holes where they were entering. The Owners of one of the units had reported a nuisance smell in the condo. When the Owners started to remodel, they encountered a large amount of bat guano in the walls and ceiling. Once the guano is disturbed spores are released into the air. These spores then become airborne, and once inhaled can cause a respiratory disease called Histoplasmosis. With the approval of the Board the Unit Owners started the process to remediate the problem. Using hazmat suits, the Owners removed all the offending guano and disposed of it. Sheetrock and insulation were removed, and the studs were sprayed to kill the spores. The surrounding units were checked for guano and as it was discovered, removed. The Association was responsible for making these Owners whole, since we had not fixed the problem before the damage occurred. Since the Owners did the work, the Association had to pay only a third of what the cost would have been if we had hired a remediation company to do the work. Each year now we check for bats and have the holes plugged in each building.

Most of these problems were not anticipated by the Board in the Budget. With all of these unexpected costs your Board reluctantly raised the yearly assessment by $20 per month to cover these expenses as well as the cost of inflation in our fixed expenditures.

Our 5 year goal of replacing all of the sidewalks in the complex was realized at the end of this June. Under the direction of Scott Golden and his crew we have beautiful new sidewalks for building one. The Board and the Association owe their deepest appreciation for the countless volunteer hours that he put in to see this project to completion. This 5 year project was done at cost with all of Scott’s labor donated. As a small token of our gratitude Scott was awarded a Certificate of Appreciation at the Annual meeting.

This year was more difficult as the Association tended to be more reactive rather than proactive in dealing with unanticipated problems. The Board anticipates in the future being more proactive by anticipating the problems before they occur. We are still working towards developing a comprehensive plan that will take the Association into the next two decades.

The Board looks forward to a positive and productive year as an Association for 2016-17. To keep up to date on the Association activities, please visit our website at [www.hatchervillage.com](http://www.hatchervillage.com). Here you can look at our documents as well as read the minutes for the meetings to see what the Board is discussing and doing throughout the year. If you have any questions or concerns, please email them to Sherry Phillips at shoeyles@bellsouth.net or Mike Kent at mfkent@gmail.com

Here are the members of your Hatcher Village Board of Directors for 2016-2017. Their contact information is available on the Hatcher Village website.

Mike Kent, President

Scott Golden, Vice President

David Broyles, Treasurer

Sherry Phillips, Secretary

Lance Thornton, Director

Fran Kent, Recording Secretary (non-voting)

Warmest Regards,

Mike Kent, President

Hatcher Village Condo Association