

CLOVERPLACE MAY 2018 NEWSLETTER

BRINGING THE COMMUNITY TOGETHER!

**What has B + C Community Management Saved Cloverplace in Two
Years!**

A LOOK BACK!

B + C has Saved Cloverplace over: \$699,992.61

1. Rental Units:

Contrary to the rumors, Cloverplace does not own any units. The banks own all units in Cloverplace unless the owner owns the unit without a mortgage. Cloverplace does have Certificate of Title on 3 properties which allows Cloverplace to go in and out of a unit any time at all. In turn they can rent these units. Cloverplace was renting four units – we have gotten rid of one of the units and we are working on the other three. Although it is lucrative monetarily for Cloverplace, it is not good for the community to have.

Ameritech charged \$400 a month or \$4,800 a year. Plus, the work they had to do on the places during the year – approximately \$6,000 a year.

Charlie at B + C Community Management charges nothing; not one penny for the four units; that is a savings each year. Two years as management company--that is a **\$ 9,600.00 + savings** that B + C Management has saved Cloverplace.

2. Citizens Admin case:

Ameritech was charging \$75 an hour to do any Admin work for the Citizens case. Ameritech averaged over \$20,000 annually in charges.

B + C Community in two years has charged less than \$2,500 for all the work over that 2-year period, including three arduous days 8 am to 9pm in court on the Citizens case. Countless hours were spent with lawyer's meetings and conference calls. Additionally, there were meetings with CEO of Citizens, Chris Spowls; depositions, two mediations, Meetings with John Thompson from Goodwill.org

B + C Management has saved Cloverplace over \$38,000 in the two years.

3. Attorney's fees:

Simply, attorney's fees have dropped by \$8,925.36 dollars per year including collecting dues faster without attorney fees. B + C Management has saved Cloverplace over \$17,850 in the last two years.

4. Pond one:

Ameritech past management company had two bids for the refurbishment of pond one on Lake St George. One was \$125,000 and the second was \$178,000. B + C was able to complete the pond for less than \$28,000--a savings of \$122,000 for Cloverplace.

5. Pond two:

Was \$28,000 and Charlie negotiated down to \$23,000 to dredge and refurbish the pond and build the banks up--a savings of \$ 5,000 for Cloverplace.

6. Insurance going forward:

\$42,000 savings a year by leaving Citizens. We accomplished the savings eight months ago but did not want to jeopardize the case. So, we did not implement the cost savings. Going forward we will see a 42,000 a year on insurance.

7. Garbage Pick-up:

Negotiated a \$339.65 savings per month including cans and recycling. \$7,200.80 savings for Cloverplace per year.

9. Settling the lawsuit, Ameritech had contracted for a percentage of the award. B + C management **saved \$360,000 for Cloverplace.**

10. NEW WEBSITE:

Charlie started a website that is protected with Gael Manzo. A USER ID and Password are needed to get it. Cloverplace can put all information on the webpage-- bids, contracts, minutes, agenda, financials, will all be on the site. All information is for owners only. You can't get any more transparent than that. Gael and Charlie worked together on Saturdays to get it ready. We will roll it out July 1, 2018 for all to see. We will reduce our admin cost by doing everything on line we can. **The total saving for Cloverplace is over \$ 12,500 per year.**

11. Drains and Sewers – cost 38,000 to clean them. Charlie went with two vendors and opened the drains and sewers and found no clogging or debris that would not wash away. By Charlie being present with the vendor **a savings for Cloverplace save over 38,000.**

12. Water shut-offs – would have cost the Association over 176,000 dollars. After 18 months of research with consulting 4 plumbers, the Board, Steve, and investigating the in the neighborhood, Charlie was able to install water shut-offs for under 30,000 dollars. A savings of 146,000 dollars.

TOTAL SAVING FROM B + C Community Management FOR CLOVERPLACE

\$ 699,992.61

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Cloverplace Board decisions to switch companies:

B + C has saved Cloverplace a tremendous amount of money and the Board in hindsight has made a tremendous decision over two years ago to contract with B + C - MGT. We have closed out the Citizens case, installed water shut-offs, doggie stations, trespass signs, no parking signs, towing, evicting residents and not allowing just anyone to move in to our neighborhood. Too many things to mention. Communication has been outstanding, and Charlie is on site almost every day. The intangibles of neighbors talking to each other, looking out for each other, is paramount. Working together to bring the community together, has never been greater. Thanks goes to the Board for Changing.

Ponds: Additionally, all ponds have been treated for mosquito larvae.

Garbage cans: It is not permitted in the documents to leave your garbage cans out. We need a fining committee to complete the fines for this practice. Rats, squirrels, racoons are nesting in the attics after they go for the garbage. Garbage cans must be kept in the garage for safety reasons and according to the Documents. Please we need your help with this opportunity.

Mailboxes and Pool Keys:

Maureen Glynn has been kind enough to take care of the pool keys and mailboxes on site for your convenience. Thank you so much Maureen for caring about the Community. Her email is: bowaggee@aol.com

VERY IMPORTANT – WE ARE A DEED RESTRICTED COMMUNITY and we all choose to live here and abide by the Deed. It is your job to keep your unit to a high standard; if you get a letter it's because you're not doing your best and not living up to your commitment to your neighbors. Please know it's a letter from the Community.

All residents living in Cloverplace must be approved by the Association. No exceptions! The form is on the webpage. Thank you for Bringing the Cloverplace Community Together!

******* next page - IMPORTANT**

NEW WEBPAGE INSTRUCTIONS



My Hoast.pdf

Double click on the icon and – print out the pages. And follow the instructions or see the instructions written out below.....

TO log on:

Go to: **Cloverplace.myhoast.org** (no www needed)

1. Select log on in the middle at the bottom
2. Click log on need help logging on
3. Fill out first name, last name, email and phone.
4. Click on contact Admin - not submit....
5. I will accept your request and you can set up your user id and password.
6. Thank you .

Note: We are keeping Cloverplace.org but it will not have the elaborate information of: **Cloverplace.myhoast.org**. Nor will it have a user ID and Password to get in.