



Board Bits



Winter Wonderland at Caroline Pines

President's Memo

Warren Fauser

This is the first newsletter published for our community in many years. I would like to start by saying "thank you" to everyone who worked to bring this newsletter to you. I hope that we can continue to have a community newsletter and that the members of CPPOA will submit information to fill these pages.

We currently have three active committees working to assist the Board of Directors to complete tasks that are long overdue. They are the Playground, By-Law and Budget committees. I would like to thank the members of their committees for taking time out of their busy schedules to take part in helping to shape this community's future. It has not been easy and everyone should thank them for their efforts. It is easy to complain that nothing ever gets done, but it is harder to come out and get involved to help make a difference.

We had a Christmas party that was well attended. I would like to thank all the members of our community who worked hard to put this event together. Our playground committee had a community breakfast to allow the members to vote

on playground equipment they would like to see the association purchase. This event was also well attended and the members of this committee should also be thanked for their efforts.

It is my hope that as more committees will be formed, more community members will come out to support them. Anyone who has an idea for a committee to help our community grow should contact our office.

As many of you know, we have been having problems with our water system. We recently invited members of our county government to a meeting to discuss connecting Caroline Pine to the county's water system. We were told at this meeting that it will take between two and five years to appropriate the money and run water lines to our community. Two years is being very optimistic. At this time our water system is approaching full capacity allowed by the state. For our community to continue to grow, we will need to dig a new well in the coming year.

In addition to a new well we are looking at cleaning the insides of our water tanks to remove any sediment that has built up in our tanks through the years. We are also planning on installing flush hydrants so that we can clean out our water lines. Many of our water lines have been in the ground for forty years and have never been flushed out because there was no way to do it.

By flushing our lines, we will be able to remove any sediment that has accumulated in the water lines through the years.

In the past year we've had our financial records audited, with satisfactory results and excellent recommendations. It has been a number of years since our last audit was completed. We also hired Lynn Leleux as our property manager. She is in the process of phasing out our old accounting system and switching us over to Quickbooks. This new software will help us better manage our members' accounts. There are a number of accounts that have been in need of updating and our old system was not very easy to make changes to. Measures have been taken to improve our operating systems and equipment that will better enable us to service the association and increase office productivity.

I hope you enjoy this newsletter and send in contributions for our next edition.

***Will Caroline
County Water
come to the
Pines?***