

2020 ANNUAL REPORT AND 2021 PROXY INFORMATION

My prayer and hope is that this holiday season is a safe, joyful and peaceful time for you and your family. We are living in very different circumstances today than we have experienced before — STAY SAFE!

Due to the Covid 19 pandemic, the annual homeowners meeting of the Grayfox Association normally held in January is postponed until a later date to be announced. For your information, below are reports from the President, financial information and our Water Service Supervisor's report.



Approval of the 2021 budget and election of directors still needs to be conducted. Below is the information regarding our 2021 proposed budget. The directors whom have volunteered to serve for the 2021 year are Mark Harris, Mark Rutsey and Karen Soldner. A minimum of three directors are required, so if any other person is willing to serve, please contact me at "president@grayfoxassociation.com".



CLICK HERE TO REGISTER YOUR VOTE OF APPROVAL OF THE 2021 BUDGET AND ELECTION OF DIRECTORS

A minimum total of 24 votes out of 47 (one per homeowner) are required to approve the budget and elect the board of directors. Please record your vote as soon as possible. All votes should be completed by January 6th.

If you have problems with this link, please contact me at 765-277-1710 or president@grayfoxassociation.com.

2020 FINANCIAL STATEMENT

Grayfox Financial Summary January 1, 2020 - December 30, 2020				
Category	2020 Budget	2020 Actuals	Difference v. Budget	Comments
Operating Fund Revenue				
Dues	\$28,800.00	\$28,800.00	\$0.00	All paid
Interest	\$5.00	\$19.26	\$14.26	Interest from late dues = \$18.00
Total Operating Fund Revenue	\$28,805.00	\$28,819.26	\$14.26	
Operating Fund Expenses by Committee				
Commons Maintenance				
Lawn and Leaf Care	\$14,305.27	\$12,094.43	\$0.00	
Repair, Maintenance, and Landscaping	\$11,705.27	\$11,705.27	\$0.00	
Street Lighting	\$2,500.00	\$300.00	-\$2,200.00	
Water System	\$100.00	\$89.16	-\$10.84	
Water System				
Testing and Monitoring	\$14,651.00	\$14,768.51	-\$870.00	
State Fees	\$4,000.00	\$3,130.00	-\$870.00	
Maintenance and Repair	\$351.00	\$350.00	-\$1.00	
	\$8,000.00	\$8,797.34	\$797.34	Includes: - Water meter replacement (\$4275) - Well cover replacement (\$1730)
Well System Electricity	\$2,300.00	\$2,491.17	\$191.17	
Administrative				
Insurance	\$4,170.00	\$4,292.65	\$0.00	
Transferred to Capital Fund	\$1,550.00	\$1,497.00	-\$53.00	
Miscellaneous	\$2,400.00	\$2,400.00	\$0.00	
	\$220.00	\$395.65	\$175.65	Includes: - \$173 for lawyer, - \$167 for Water Protection Plan
Total Operating Fund Expenses	\$33,126.27	\$31,155.59	-\$1,970.68	
Operating Fund Revenue - Expenses	-\$4,321.27	-\$2,336.33	\$1,984.94	
Capital Fund Revenue				
Transfers from Operating Fund	\$2,400.00	\$2,400.00	\$0.00	\$1200 for future legal expenses, \$1200 for future capital expenses
Special Assessments	\$0.00	\$0.00	\$0.00	
Interest	\$10.00	\$5.93	-\$4.07	
Total Capital Fund Revenue	\$2,410.00	\$2,405.93	-\$4.07	
Capital Fund Expenses				
Well System	\$0.00	\$0.00	\$0.00	
Total Capital Fund Expenses	\$0.00	\$0.00	\$0.00	
Capital Fund Revenue - Expenses	\$2,410.00	\$2,405.93	-\$4.07	
Fund Balances				
Operating Fund				
Checking		\$7,351.19		
Money Market		\$3,060.78		
Operating Fund Total		\$10,411.97		
Capital Fund				
Money Market for Future Legal Expenses		\$1,200.00		
Money Market for Capital Expenses		\$13,408.08		
Capital Fund Total		\$14,608.08		
Total Assets		\$25,020.05		

2020 was a year in which there were very few financial events that impacted our budget negatively. I want to thank Marla Meier for her excellent oversight of the finances and reports to the board. Marla has decided to not serve the coming year and her diligence in these duties will be missed but finances are in good shape for our next treasurer.

On the report above you will see notes on several items that explains the expenses. Please note that \$2,400 was transferred from the Administrative category to the "Capital Fund" as approved by the membership at 2020's annual meeting for \$1,200 for future capital fund expenses and \$1,200 for future legal expense fund. A little over \$25,000 is currently sitting in our checking and money market accounts as of 12/26/2020.

GRAYFOX HOMEOWNERS ASSO. 2021 BUDGET

	2021 Proposed Operating Fund	2021 Proposed Capital Fund	2021 Proposed Future Legal Cost Fund	Total Proposed Budget
Fund Revenue				
Dues				
Annual Dues	\$26,400	\$1,200	\$1,200	\$28,800
Interest	\$5	\$10		\$15
Total Fund Revenue	\$26,405	\$1,210	\$1,200	\$28,815
Fund Expenses				
Administration				
Insurance	\$1,550			\$1,550
Miscellaneous	\$220			\$220
Common Areas				
Lawn Care	\$11,705			\$11,705
Repair/Maintenance/Landscape	\$2,200			\$2,200
Street Light Electricity	\$100			\$100
Water System				
Maintenance/Repairs	\$4,000			\$4,000
State Fees	\$350			\$350
Testing/Monitoring	\$4,000			\$4,000
Water System Electricity	\$2,300			\$2,300
Total Fund Expenses	\$26,425	\$0	\$0	\$26,425
	(\$20)	\$1,210	\$1,200	\$2,390
Dues per Homeowner	\$550	\$25	\$25	\$600
12/26/20 Fund Balances	\$11,251	\$13,408	\$1,200	\$25,859
Checking Balance (12/26/20)	\$8,190			
Money Market Balance (12/26/20)	\$17,669			
	\$25,859			

The good news is there is NO INCREASE in the 2021 Dues required to fund our 2021 Financial Budget. The dues will be a total of \$600 per homeowner with \$550 going to the operating budget for 2021, \$25 going to the capital fund for future expenditures and \$25 to cover future legal expenses.

With the installation of our new water pumping system last year, we continue to tweak our expenses with nearly one year under our belt with the new system. Our Water System Supervisors, Jeff Soldner and Ken Steiner, are monitoring the system on a regular basis. Below is a report from Jeff that explains some details of their oversight of the system.

We are not anticipating any new major expenses for 2021.

PRESIDENT'S REPORT

I want to thank Adam Drummond, Marla Meier, Mark Rutsey and Ed Vessels for their support and leadership in carrying out the duties of directors for the association. All board members have served for multiple years and their commitment is greatly appreciated.

Adam, Marla and Ed have decided to take a break from serving. I personally am grateful for their support and wisdom during their service to this board. This is an opportunity to get new fresh ideas for the board leadership in the upcoming years. We are always looking for homeowners to serve. Please consider serving. We meet at least four times a year. Because of the pandemic, our meetings of recent have been "zoom meetings". Board members are asked to serve as chairs of committees and to seek others to volunteer.

There are other homeowners who have pitched in to help with keeping our commons in good shape. Thank you for helping with this challenge. We are always looking for individuals to help in times of need to address issues in regards to our commons area. I will be looking for help from homeowners to serve on this committee in 2021. Adam leaves a void here and we will need someone to step up and take on this challenge.

At our annual meeting last year a committee consisting of Deb Rietdorf, Lindsay Dahman, and Joe Knezovich accepted the role of investigating options for our pond detention area at the front entrance to Grayfox. Due to the pandemic the committee did not have the opportunity to complete their work and I am hoping that they can continue their work in 2021.

I want to thank Susie Close, Tracy Hampp and Kathy Vessels for their work with the Architectural Committee reviews of property improvements that were made in 2020. Kathy has stepped down from that role after serving for several years. We continue to seek new members to be part of this committee. Please contact me if you are interested in serving this important committee.

Karen Soldner has volunteered to be the welcoming contact for new homeowners in the community. We do have one home currently vacant and up for sale (7511 Witting Blvd.). I understand it's currently listed at \$400,000. The home went through a thorough remodeling over the last several months. It is currently listed with Valarie Kubacki (219) 204-0979, nwihomes4sale@yahoo.com.

I have received calls from homeowners indicating issues with their mailbox keys/locks. The post office will NOT fix your mailbox lock. The Association has no keys nor do we know whose box belongs to whom. It's the responsibility of each homeowner to fix their locks. The best way to get it fix in a hurry is to call a locksmith.

On behalf of the board I want to thank all homeowners for maintaining their properties in excellent shape. Image goes a long way and with the beauty of our community first impressions mean a lot.

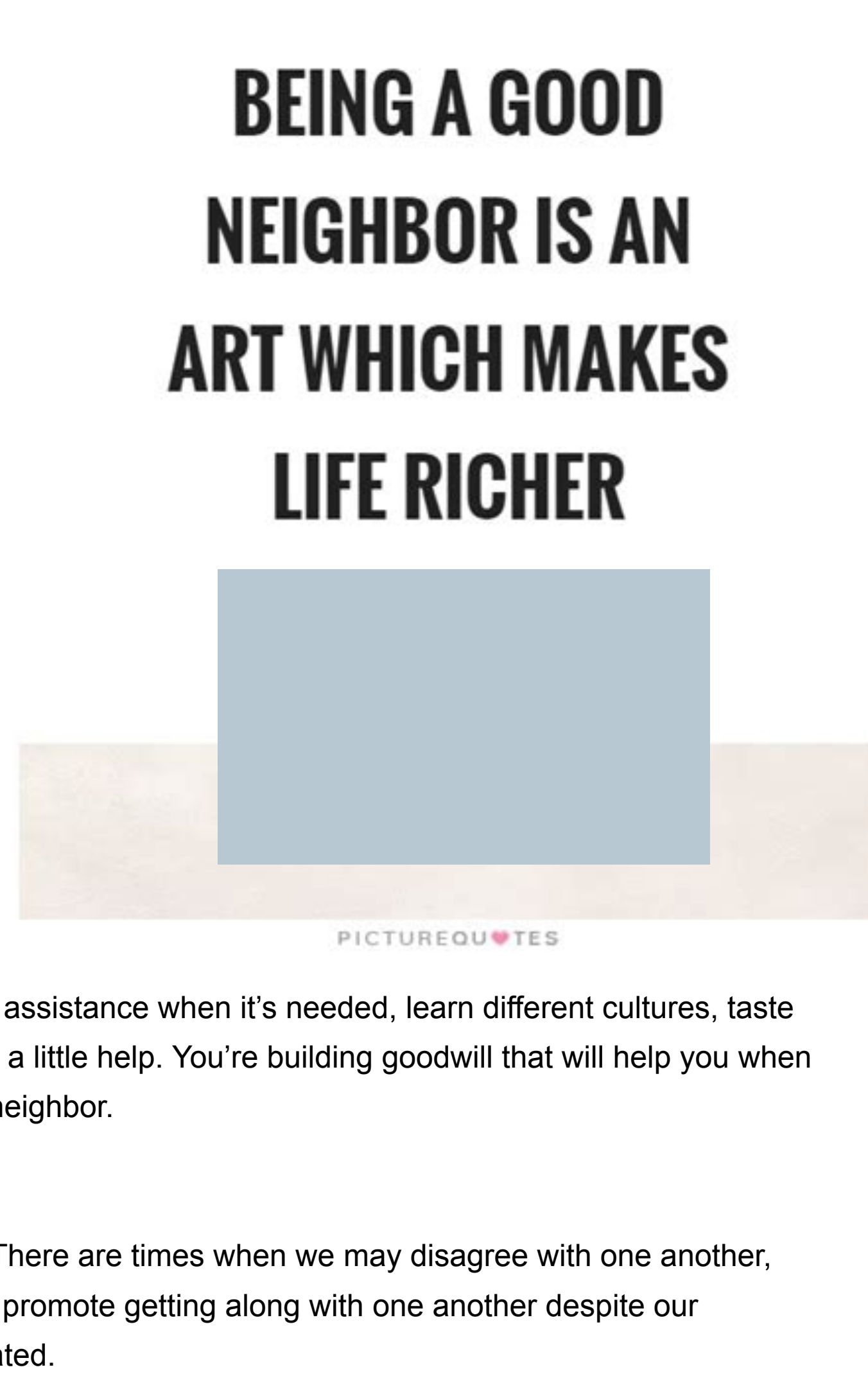
It is my prayer that 2021 will bring hope and promise to the challenges you will face as a family and in your work. BE SAFE!

Mark W. Harris, President
 Grayfox Homeowners Association Board of Directors

FIVE WAYS TO BE A GOOD NEIGHBOR!

When people live side by side with common walls, a small nuisance can become a big deal. This is especially true in Homeowner Associations (HOAs) where sights, smells, and sounds intrude into the tranquility of our own homes.

Being a good neighbor in an HOA means more than a friendly wave or a quick chat at the mailbox. Sharing property with your neighbors brings social interactions that most people would never predict or think about.



Here are five things that people can do to boost the good neighbor factor.

1. Read and Follow the HOA Covenants
 Be familiar with and follow your HOA covenants. Being a good neighbor is easier when everyone is playing by the same rule book.

2. Work Out Your Problems Face to Face
 Our busy world consists of email, Facebook and texting—so we sometimes distance ourselves from actually communicating in person. But, in person is usually the best way to handle a disagreement. Sometimes all that's needed is a non-confrontational face-to-face chat to solve the problems.

3. Reach Out to Your Neighbors
 The old adage that you can catch more flies with honey than with vinegar is doubly true when engaging your neighbors. Take the time to offer a little assistance when it's needed, learn different cultures, taste different foods, and explore different customs. Or offer a little help. You're building goodwill that will help you when your own emergencies arise. Focus on being a good neighbor.

4. To Have A Good Neighbor, Be A Good Neighbor
 Respect is a key ingredient to being good neighbors. There are times when we may disagree with one another, communicating and respecting each other's views can prevent getting along with one another despite our differences. Treat others as you would want to be treated.

5. Involve Yourself in Your Community
 As a member of the association, it's your responsibility to stay involved in the neighborhood affairs. Pitch in where you can.

HIGHLIGHTS FROM JEFF SOLDNER, GRAYFOX WATER DISTRIBUTION SYSTEM SUPERVISOR

- Work has continued on the submittal of the Wellhead protection Report (phase 2) due next year. Ken Steiner is preparing this report for the Grayfox Association.
- Triennial testing for VOC's and IOC's conducted this year brought good results.
- Copper and lead annual testing completed with good results.
- Nitrate annual testing completed with good results.
- Once again, we had zero positive results on all of our monthly coliform tests.
- Annual Consumer Confidence report was issued in May and is available on the website.
- Triennial IDEM inspection was conducted on our water supply system in May, there were 10 minor discrepancies. 9 have been fixed. The remaining discrepancy consists of initiating a maintenance plan for the water system, (ie. checking the function of all shutoff valves in the mains). We discussed this last year when it was determined at least two of the shutoffs were failed in the open position. Our plan is to have the company who flushes the mains, exercise these valves twice a year but not before we determine which valves are still working. This needs to be done by a contractor who can make the determination which valves need replaced and give us a bid on doing so.

Overall, the installation of the VFD well pump controls for the two wells has been a success. I have received zero complaints for low pressure other than at times of high usage. The air in the system mains that was prevalent from our old accumulator tank is almost non-existent with the exception of when we flush the mains. The sulfur smell reported after the VFD and new pump installations seems to have abated, however, I would request being notified if homeowners notice this on a prolonged basis.

Cheers

Jeff Soldner, DSS # 100131
 Water Distribution System Operator
 Grayfox Public Water Supply #5202030