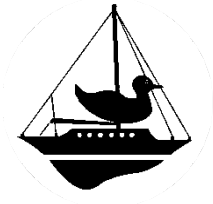


THE ULMSTEAD

Weathervane



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November 1, 2016
www.ulmstead.org

From the President

The nights are turning cool, the leaves are falling from the trees, the kids are coming down from their sugar highs, and the pumpkins are starting to rot. That can mean only one thing – the annual UCI Budget Meeting is right around the corner!

Please come out to the barn on Saturday morning, November 5, at 9:00 a.m. Even if talking about capital reserves and operating expenses is not your idea of fun on a Saturday morning, come for the coffee and doughnuts. We need your input and we need your attendance. However, if you have other commitments, please be sure to complete a proxy assignment and give it to our Secretary (Colleen Ireland), a Board member, or any neighbor who will be attending. The proxy instructions are in this issue of the *Weathervane*.

In this issue of the *Weathervane*, you will also find the UCI Board's proposed budget for 2017. This will be the starting point for our discussions at the budget meeting. This budget is organized a bit differently than in the past. At last February's annual meeting, the membership approved a motion to add a line item for long-term capital reserves to the annual budget. This line item was to be included among the other costs for UCI maintenance and operating expenses. You'll see this toward the bottom of the UCI General Operating Budget.

The worksheet with the capital budget is where UCI's cash reserves are now being tracked. Therefore, the income section includes line items for the contributions to capital reserves and for the net funds remaining at year's end from the operating budgets.

The approach to the general operating budget is the same as in the past. There are few new initiatives here. New initiatives for 2017 are included primarily in the proposed budget for capital expenditures. The Board reviewed the schedule of projected replacements provided by Miller-Dodson Associates (http://www.ulmstead.com/pdf%20files/UCI_Replacement_Reserve_Report.pdf). The Board identified several changes that reflect the realities of schedule delays, contracting demands, and the changing nature of the community:

- The Miller-Dodson report anticipates replacement of the bulkhead in 2017. Because of delays getting the information we need to make informed proposals to the membership, it is likely that most funds for the bulkhead replacement won't be needed until 2018. That gives us one more year to spread out the collection of these funds.
- The Miller-Dodson report anticipated replacement of the pier at the boat ramp in 2016. This capital expense was budgeted for 2016 but not spent. The project was too small to attract much interest from construction firms. In 2017, the Nautical Department is proposing to combine the replacement of that pier with the repairs at Docks 2 and 3.
- The Miller-Dodson report anticipated expenses in 2017 for erosion control in the equestrian riding ring. This expense is not needed given the absence of horses.
- However, an unanticipated major expense for which we do need to budget is related to the leak in the barn's indoor sprinkler system that occurred outside the tack room in March. The leak was due to hidden rust in a system that should have been replaced years ago. We have since learned that it is recommended that the pipes be replaced every 20 years, and it has been over 25 years since the system was installed. We propose to begin that project with the lower-level pipes in 2017.

The failure of the pipe is an unfortunate illustration of the potential consequences of not funding and following a replacement schedule for capital assets. As noted by Miller-Dodson, UCI has an obligation to protect the appearance, value, and safety of our community facilities through an effective financial plan to fund projected periodic replacements. We are grateful that the membership agreed in 2016 to begin funding those obligations. This gives UCI an opportunity to build sufficient reserves for both anticipated and unanticipated major expenses, avoiding the need for future special assessments.

The Board is proposing a capital allocation for 2017 that fully funds (on an annual basis) the periodic replacement of the assets identified in the Miller-Dodson report for UCI General, excluding Nautical and Tennis, and given the changes noted above. This proposed allocation is \$368 per household, part of an overall dues proposal of \$725 per household. Assuming a similar capital allocation in 2018 and no further unexpected immediate needs for major funding, we believe that this funding level will make up the current shortfall in the general capital fund by 2019 and permit a smaller allocation starting in 2019.

The Board is also proposing a \$113-per-household capital allocation from the general membership to the Nautical Department's capital reserve fund. This is calculated as a fixed proportion of the funding allocation that Nautical proposes for its own members, which is nearly \$60,000 for 2017. Neither allocation, though, is sufficient to make up the immediate shortfall in their capital funding. Future discussions are needed about the appropriate level for slip fees and UCI general membership contributions to achieve the level of nautical capital funding that the Miller-Dodson report recommends, albeit over a longer period of time than the report assumes. Similar discussions are needed with the Tennis Department.

The \$725 dues proposed per household are less than the \$747 projection that was presented at the budget meeting last year. And it may be possible to reduce it further by stretching the number of years until the general capital fund is fully endowed, if we are willing to accept the risk that funds might not be available to address unexpected failures in assets (such as the barn sprinkler pipes or, heaven forbid, the bulkhead).

Please review the proposed budget and come to the budget meeting (Saturday, November 5th, 9:00 a.m.) with your comments and questions. Help us sharpen our pencils. Like you, I would like to keep dues as low as possible while maintaining the facilities that characterize Ulmstead Estates as such a vibrant and active community.

Stephen Blumberg, UCI President
president@ulmstead.org

Security

In light of the recent break-ins and thefts, security has been on everyone's mind lately. Kudos are warranted throughout our community:

- Thank you to all Ulmstead families for your vigilance and for lighting up your homes and backyards, making it clear that we do not welcome shadows in the night.
- Thank you to Al Homans (head of our Security Department) for managing the influx of notifications and communications with the police, all while maintaining his usual calm demeanor.
- Thank you to Kevin and Meaghan Rosso for capturing an image of the suspect on their home security camera. Thank you also to Meaghan for initiating and being the UCI Lead on Nextdoor, which proved very useful for quickly informing the community about each new incident. If you are not yet on Nextdoor and want to join, go to <http://www.nextdoor.com/join>. Use the code WURAUJ.
- Thank you to the police for their professionalism in identifying and apprehending the suspect.
- Thank you to the community in general for their respectful responses when we learned that the suspect was the son of long-time residents of the neighborhood. The offers of support and prayers reflect the best of who we are.

Our hearts go out to all who were unfortunate victims of the recent events. Please remember that the best way we can protect ourselves in the future is to make sure that our houses and cars are locked at night and that nothing valuable (or that appears to be valuable) is in view. But sometimes that is not enough.

That brings us to the proposed 2017 security budget. It is not at all clear that increased security patrols would have prevented the recent incidents or led to a quicker resolution of the situation. The Board has therefore not proposed an increase in the patrols budget for next year, but we welcome further discussion. The Board has, however, proposed to add new security cameras at Dock 1 and Dock 2. An expenditure of capital reserves was approved last year for cameras at Dock 2, but the cost to install the latest technology exceeded the funds allocated. For 2017, the Board and the Nautical Department propose adding cameras at both docks, to complement the ones at the entrances and the barn.

2017 UCI Budget Meeting – Saturday, November 5, 9:00 a.m.

The UCI Budget Meeting will be held at the Barn on Saturday, November 5 at 9:00 a.m.

UCI Bylaws require that the budget for each year be approved by the membership by December 1 of the prior year. It is critically important that we have enough voting members at the Annual Budget Meeting to approve a budget for 2017. If you will not be able to attend, please fill out the PROXY below and give it to someone who will be attending. Or, send it to Colleen Ireland (secretary@ulmstead.org) authorizing her to vote on your behalf. You can also drop off your signed proxy to Colleen at 648 Shore Acres or mail it in advance of the meeting to UCI at P.O. Box 9754, Arnold, MD 21012.

UCI Budget Meeting Proxy for November 5, 2016

I, _____, live at _____ and am a member in good standing of Ulmstead Club Inc. (“UCI”). I am unable to attend the UCI Budget Meeting on November 5, 2016. I authorize
(check one)

- _____ to vote on my behalf regarding the matters at this meeting.
- Colleen Ireland, UCI Secretary, to vote on my behalf according to the recommendation of the UCI Board regarding all matters at this meeting.

Signature of UCI Member in Good Standing

UCI GENERAL OPERATING BUDGET

		2012	2013	2014	2015	2016	2016	PROPOSED	
		ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTED	2017	2016 Projected Actual Notes
							ACTUAL	BUDGET	
INCOME									
Note 1	Dues - Current	\$ 79,975	\$ 79,200	\$ 96,947	\$ 95,975	\$ 191,400	\$ 191,400	\$ 252,300	348 of 359 homes * \$550
Note 2	Dues - Prior Years		\$ 1,100	\$ 225		\$ 450	\$ 5,815	\$ -	
Note 3	Initiation Fees	\$ 1,690	\$ 1,950	\$ 3,400	\$ 1,800	\$ 2,000	\$ 3,200	\$ 2,000	16 homes * \$200
	Late Fees	\$ 225	\$ 525	\$ 450	\$ 625	\$ 500	\$ 625	\$ 500	
	Special Assessment - Dock II	\$ 104,550	\$ 105,275	\$ 106,100	\$ 105,000	\$ 104,400	\$ 105,900	\$ -	Includes \$1500 for prior years
Note 4	Recreation Room Rentals	\$ 8,725	\$ 5,025	\$ 10,299	\$ 7,501	\$ 7,100	\$ 7,200	\$ 7,100	
	Money Market Interest	\$ 722	\$ 141	\$ 188	\$ 139	\$ 125	\$ 125	\$ 125	
TOTAL INCOME		\$ 195,887	\$ 193,216	\$ 217,609	\$ 211,040	\$ 305,975	\$ 314,265	\$ 262,025	
EXPENSES									
<i>Administrative</i>									
	Membership Dept.								
	Bereavements	\$ 50		\$ 50	\$ 145	\$ 200	\$ 150	\$ 200	
	Membership Directory	\$ 2,883	\$ 3,131	\$ 3,584	\$ 3,722	\$ 3,800	\$ 1,468	\$ 1,600	Removed bylaws to reduce size
	Weathervane	\$ 3,790	\$ 3,039	\$ 2,906	\$ 3,279	\$ 3,500	\$ 2,500	\$ 3,000	
	Web Support	\$ 276	\$ 311	\$ 476	\$ 756	\$ 500	\$ 400	\$ 500	Web hosting/updates, Email list
	Welcoming/Admin Supplies	\$ 242	\$ 207	\$ 356	\$ 197	\$ 700	\$ 400	\$ 700	
Note 5	Accounting & Tax Services	\$ 645	\$ 1,434	\$ 2,145	\$ 3,080	\$ 3,100	\$ 3,100	\$ 3,100	Bookkeeping Jan-Dec, dues statements, tax returns
Note 6	Accounting Software & Hosting			\$ 439	\$ 479	\$ 480	\$ 480	\$ 480	QuickBooks Online subscription fee
Note 7	Professional Fees			\$ 3,819	\$ 340	\$ 4,500	\$ 3,450	\$ -	Miller Dodson
	Legal Fees						\$ 35,000	\$ -	
	Postage, Supplies, Other	\$ 716	\$ 1,362	\$ 498	\$ 240	\$ 750	\$ 500	\$ 750	Dues postage, PO Box, DNR license etc.
Note 8	Liability Insurance	\$ 7,987	\$ 8,361	\$ 5,923	\$ 5,343	\$ 6,000	\$ 8,364	\$ 10,000	Increase due to claims
Note 9	Property Taxes	\$ 280	\$ 541	\$ 2,748	\$ 3,084	\$ 3,500	\$ 3,711	\$ 4,000	
Note 10	UCI Record Management					\$ 1,000	\$ 1,000	\$ 1,000	
	Total	\$ 16,869	\$ 18,386	\$ 22,944	\$ 20,665	\$ 28,030	\$ 60,523	\$ 25,330	
	Capital Improvements	\$ 450	\$ 13,422						
<i>Repairs & Maintenance</i>									
Note 11	Ballfield	\$ 1,300	\$ 1,300	\$ 1,125	\$ 1,355	\$ 1,500	\$ 1,100	\$ 200	Mowing
Note 12	Barn Recreation Rooms	\$ 6,994	\$ 3,832	\$ 3,055	\$ 2,827	\$ 3,000	\$ 3,000	\$ 3,000	Includes pest control, supplies, fire extinguisher service
Note 13	Beach	\$ 7,679	\$ 6,705	\$ 3,777	\$ 2,808	\$ 3,400	\$ 3,400	\$ 2,500	Includes mowing, major trimming, grass seeding
Note 14	Scenic/Mowing	\$ 3,357	\$ 2,967	\$ 3,291	\$ 3,730	\$ 4,850	\$ 4,200	\$ 7,150	Replaced entrance lights with LED, mowing, dog waste stations
Note 15	R&M - Other	\$ 2,510	\$ 5,317	\$ 3,980	\$ 2,452	\$ 10,000	\$ 6,000	\$ 5,000	Barn HVAC repairs, new fire extinguishers, carpet, window
Note 16	Barn Sprinkler Maintenance	\$ 1,491	\$ 1,306	\$ 7,840	\$ 2,807	\$ 2,700	\$ 2,500	\$ 2,700	Includes quarterly service & repairs
	Total	\$ 23,331	\$ 21,427	\$ 23,068	\$ 15,979	\$ 25,450	\$ 20,200	\$ 20,550	
<i>Security Department</i>									
Note 17	Security Patrol	\$ 15,166	\$ 21,172	\$ 22,309	\$ 11,888	\$ 13,000	\$ 11,900	\$ 12,000	Patrols added winter, spring
Note 18	Security Surveillance	\$ 275		\$ 3,081	\$ 7,881	\$ 2,700	\$ 2,110	\$ 3,200	Cameras and monitoring at entrances
	Security Rewards			\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	
	Total	\$ 15,441	\$ 21,172	\$ 26,390	\$ 19,769	\$ 16,700	\$ 14,010	\$ 16,200	
<i>Social Department</i>									
	4th of July	\$ 772	\$ 762	\$ 687	\$ 788	\$ 850	\$ 300	\$ 850	Bad weather - no moon bounce
	Children's Parties	\$ 617	\$ 475	\$ 265	\$ 343	\$ 850	\$ 850	\$ 850	
	Chili/Homebrew/Wings			\$ -	\$ -	\$ 500	\$ 500	\$ 500	
	Family Camp Out	\$ 417	\$ 455	\$ 480	\$ 502	\$ 500	\$ 530	\$ 500	
	Fishing Tournament	\$ 124	\$ (1)	\$ 132	\$ 430	\$ 500	\$ 500	\$ 500	
	Halloween	\$ 578		\$ (13)	\$ -	\$ 500	\$ 900	\$ -	Changed to nonticketed event
	Labor Day Triathlon			\$ -	\$ -	\$ 100	\$ 100	\$ 100	
	Ladies Wine and Cheese	\$ 181	\$ 1,640	\$ 835	\$ 968	\$ 900	\$ 900	\$ 900	
	Mens Beer & Brats	\$ 682	\$ 832	\$ 938	\$ 1,037	\$ 900	\$ 900	\$ 900	
	Mother's Day Brunch			\$ 862	\$ -	\$ 850	\$ -	\$ 850	
	New Year's Eve	\$ 1,212	\$ 700	\$ 284	\$ -	\$ -	\$ -	\$ 1,500	
	Senior Social		\$ (205)	\$ -	\$ 417	\$ 500	\$ 375	\$ 500	
	Total	\$ 4,583	\$ 4,658	\$ 4,470	\$ 4,485	\$ 6,950	\$ 5,855	\$ 7,950	

UCI GENERAL OPERATING BUDGET

		2012	2013	2014	2015	2016	2016	PROPOSED		
		ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTED	2017		
							ACTUAL	BUDGET	2016 Projected Actual Notes	
<i>Utilities/Sanitation</i>										
Note 19	Dumpsters (Beach and Barn)	\$ 4,695	\$ 6,394	\$ 6,775	\$ 6,582	\$ 6,890	\$ 4,000	\$ 4,000	<i>Renegotiated contract</i>	
	Electric & Gas	\$ 4,436	\$ 4,399	\$ 6,361	\$ 5,247	\$ 6,500	\$ 5,750	\$ 6,500		
Note 20	Port-a-Potty (Beach and Barn)	\$ 1,063	\$ 1,375	\$ 1,627	\$ 1,847	\$ 1,800	\$ 1,800	\$ 1,850		
	Verizon	\$ 1,093	\$ 756	\$ 731	\$ 845	\$ 850	\$ 810	\$ 850		
	AACO Water & Waste	\$ 327	\$ 597	\$ 598	\$ 775	\$ 750	\$ 700	\$ 750		
	Total	\$ 11,614	\$ 13,521	\$ 16,092	\$ 15,296	\$ 16,790	\$ 13,060	\$ 13,950		
TOTAL OPERATING EXPENSES		\$ 72,288	\$ 92,586	\$ 92,964	\$ 76,194	\$ 93,920	\$ 113,648	\$ 83,980		
Note 21	UCI Contribution to General Capital					\$ 95,700	\$ 95,700	\$ 128,123	<i>348 of 359 homes * \$275</i>	
Note 22	UCI Contribution to Nautical Capital	\$ 104,550	\$ 105,275	\$ 106,100	\$ 105,000	\$ 104,400	\$ 105,900	\$ 39,523	<i>Special assessment (2012-2016)</i>	
UCI General Net Income (Loss)		\$ 19,049	(\$4,645)	\$ 18,545	\$ 29,846	\$ 11,955	(\$983)	\$ 10,399		

2017 Budget Notes

- Note 1: Assumes 348 Members @ \$725/member; Total Homes = 359
- Note 2: Collection of outstanding membership dues
- Note 3: Assumes 10 new members @ \$200/member
- Note 4: Average of previous years
- Note 5: \$2,400 accounting services, plus \$700 corporate/personal property tax returns
- Note 6: \$40/mo for QuickBooks Online
- Note 7: Professional fees may occur in capital budget with specific projects
- Note 8: Represents 79% of the estimated HOA policy premium (\$10,672) and 100% of the Commercial Liability Umbrella policy premium (\$1,266)
- Note 9: Represents 79% of the Club's total property tax liability
- Note 10: Scan paper records and host
- Note 11: Upkeep other than mowing; mowing moved to Landscaping Contract
- Note 12: Includes pest/termite contract, quarterly cleaning, heating/cooling service contract
- Note 13: General repairs/maintenance
- Note 14: Now includes **beach**, barn, paddock, **ballfield**, spit mowing/weeding and entrance upkeep
- Note 15: Small (non-capital) projects
- Note 16: \$360 x 4 quarters + additional repairs
- Note 17: Estimate of costs for Blueline Security Services, mid-May to mid-Oct, some holidays
- Note 18: Annual service contract
- Note 19: Estimate for 8 months (Apr - Nov)
- Note 20: Estimate for 7 months (mid-Apr - early Nov)
- Note 21: Miller-Dodson recommended funding (cash flow method, inflation adjusted) for 2016-2018, minus cost of equestrian ring erosion control, divided by 3, plus half the cost of the sprinkler pipe replacement
- Note 22: Matching contribution, \$2 for every \$3 contributed by Nautical

NAUTICAL OPERATING BUDGET

		2012	2013	2014	2015	2016	2016	PROPOSED	
		ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTED	2017	
							ACTUAL	BUDGET	2016 Projected Actual Notes
INCOME									
	Boat Stickers	\$ 10	\$ 60	\$ 15	\$ 70	\$ 20	\$ 20	\$ 20	
	Dock 1 Boat Storage	\$ -	\$ -	\$ -	\$ 533	\$ 1,400	\$ 750	\$ -	
	Money Market Interest				\$ 79	\$ 100	\$ 100	\$ 100	
Note 1	Slip Use Fees	\$ 75,915	\$ 85,235	\$ 93,716	\$ 95,782	\$ 94,000	\$ 106,709	\$ 106,709	
	TOTAL INCOME	\$ 75,925	\$ 85,295	\$ 93,731	\$ 96,464	\$ 95,520	\$ 107,579	\$ 106,829	
EXPENSES									
<i>Administrative Expenses</i>									
Note 2	Administrative - Other	\$ -	\$ 1,522	\$ 1,529	\$ 500	\$ 1,500	\$ 1,360	\$ 1,500	<i>Dock II Party</i>
Note 3	Liability Insurance	\$ 264	\$ 264	\$ 957	\$ 837	\$ 908	\$ 1,350	\$ 1,800	<i>15% of HOA premium</i>
	Postage, Supplies, Other	\$ 1,080	\$ 825	\$ 914	\$ 763	\$ 1,000	\$ 200	\$ 1,000	
	Professional Fees				\$ -	\$ -	\$ -	\$ -	
Note 4	Property Tax	\$ 1,792	\$ 2,455	\$ 565	\$ 585	\$ 585	\$ 705	\$ 800	<i>15% of property tax liability</i>
	Total	\$ 3,136	\$ 5,066	\$ 3,965	\$ 2,685	\$ 3,993	\$ 3,615	\$ 5,100	
<i>Repairs & Maintenance</i>									
Note 5	R&M - Other	\$ 260	\$ 8,573	\$ 5,344	\$ 1,080	\$ 6,000	\$ 5,000	\$ 5,000	
Note 6	Scenic	\$ 2,093	\$ 864	\$ 1,115	\$ 1,470	\$ 1,300	\$ 1,400	\$ 2,000	
	Total	\$ 2,353	\$ 9,437	\$ 6,459	\$ 2,550	\$ 7,300	\$ 6,400	\$ 7,000	
<i>Utilities & Sanitation</i>									
Note 7	Dumpsters	\$ 2,936	\$ 3,999	\$ 4,759	\$ 3,312	\$ 4,000	\$ 1,600	\$ 1,600	<i>Renegotiated contract</i>
	Electric & Gas	\$ 2,339	\$ 3,199	\$ 6,041	\$ 5,880	\$ 6,500	\$ 3,500	\$ 6,500	<i>2016 mild winter</i>
Note 8	Port-a-Potty	\$ 1,063	\$ 1,375	\$ 1,627	\$ 1,847	\$ 1,850	\$ 1,800	\$ 1,900	
Note 9	Water & Sewer	\$ 921	\$ 631	\$ 432	\$ 717	\$ 1,000	\$ 650	\$ 1,000	<i>monthly plus wastewater discharge</i>
	Total	\$ 7,259	\$ 9,204	\$ 12,859	\$ 11,756	\$ 13,350	\$ 7,550	\$ 11,000	
	TOTAL OPERATING EXPENSES	\$ 12,748	\$ 23,707	\$ 23,283	\$ 16,991	\$ 24,643	\$ 17,565	\$ 23,100	
Note 10	Nautical Contribution to Dock II Loan Payoff							\$ 24,444	
Note 11	Nautical Contribution (Deduction) to Capital Funds					\$ 70,877	\$ 90,014	\$ 59,285	

2017 Budget Notes

Note 1: Estimates current occupancy with no rate increase

Note 2: Annual July 3rd Dock Party

Note 3: Represents 15% of the HOA policy premium

Note 4: Represents 15% of the Club's total property tax liability

Note 5: General repairs and maintenance of all 3 Docks

Note 6: Mowing, clean up brush

Note 7: 9 months (Mar - Nov), recycle bin

Note 8: 7 months (mid-Apr - early Nov)

Note 9: Wastewater discharge fees + water bills

Note 10: Total payments remaining minus 2016 year-end reserves, divided by 4 years

Note 11: Miller-Dodson recommended \$75,946 (cash flow method, inflation adjusted, accounting for UCI General matching funds)

TENNIS OPERATING BUDGET

		2012	2013	2014	2015	2016	2016	PROPOSED		
		ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTED	2017		
							ACTUAL	BUDGET	<i>2016 Projected Actual Notes</i>	
INCOME										
Note 1	Tennis Dues	\$ 9,820	\$ 9,670	\$ 11,688	\$ 12,385	\$ 12,160	\$ 9,910	\$ 9,910	<i>Budgeted for 80, actual 65 members</i>	
	Money Market Interest	\$ 284	\$ 38		\$ 7	\$ 35	\$ 10	\$ 10		
TOTAL INCOME		\$ 10,104	\$ 9,708	\$ 11,688	\$ 12,392	\$ 12,195	\$ 9,920	\$ 9,920		
EXPENSES										
<i>Administrative</i>										
Note 2	Liability Insurance	\$ 88	\$ 88	\$ 383	\$ 335	\$ 400	\$ 540	\$ 720	<i>6% of HOA premium</i>	
	Postage, Supplies, Other	\$ 32	\$ 168		\$ 9	\$ 25	\$ 10	\$ 25		
Note 3	Tennis Programming		\$ 31			\$ 500		\$ 500		
Note 4	Property Tax			\$ 226	\$ 235	\$ 250	\$ 282	\$ 300	<i>6% of property tax liability</i>	
	Total	\$ 120	\$ 287	\$ 609	\$ 579	\$ 1,175	\$ 832	\$ 1,545		
<i>Repairs & Maintenance</i>										
Notes 5 & 6	R&M - Other	\$ 25,158	\$ 2,519	\$ 3,349	\$ 4,132	\$ 6,000	\$ 1,200	\$ 5,000	<i>Keys, replace light</i>	
Note 7	Scenic	\$ 178	\$ 790	\$ 567	\$ 495	\$ 600	\$ 700	\$ 1,750		
	Total	\$ 25,336	\$ 3,309	\$ 3,916	\$ 4,627	\$ 6,600	\$ 1,900	\$ 6,750		
<i>Utilities & Sanitation</i>										
	Electric & Gas	\$ 949	\$ 1,155	\$ 948	\$ 1,283	\$ 1,000	\$ 1,200	\$ 1,400		
	Water & Sewer	\$ -	\$ -	\$ 6	\$ -	\$ 10	\$ -	\$ -		
TOTAL EXPENSES		\$ 26,405	\$ 4,751	\$ 5,479	\$ 6,489	\$ 8,785	\$ 3,932	\$ 9,695		
Note 8	Tennis Contribution (Deduction) to Capital Funds					\$ 3,410	\$ 5,988	\$ 225		

2017 Budget Notes

Note 1: Assume 65 members @ \$150/each, plus replacement key costs of \$160

Note 2: Represents 6% of the HOA policy premium

Note 3: Clinics, social events

Note 4: Represents 6% of the Club's total property tax liability

Note 5: Pressure wash and repair cracks

Note 6: Major repairs (such as the lights repaired in 2016) come from Capital budget

Note 7: Blowing needles off courts; tree work

Note 8: Miller-Dodson recommended \$13,400 in 2016 and \$14,087 in 2017 (cash flow method, inflation adjusted)

CAPITAL BUDGET & CASH RESERVE BALANCES

	NAUTICAL CAPITAL 2016 BUDGET	NAUTICAL CAPITAL 2016 PROJECTED ACTUAL	NAUTICAL CAPITAL 2017 PROPOSED BUDGET	UCI CAPITAL 2016 BUDGET	UCI CAPITAL 2016 PROJECTED ACTUAL	UCI CAPITAL 2017 BUDGET	TENNIS CAPITAL 2016 BUDGET	TENNIS CAPITAL 2016 PROJECTED ACTUAL	TENNIS CAPITAL 2017 PROPOSED BUDGET
STARTING BALANCE: Cash Reserves PREVIOUS year end	\$ 192,930	\$ 200,561	\$ 295,865	\$ 180,014	\$ 183,684	\$ 264,382	\$ 49,885	\$ 49,654	\$ 43,842
INCOME									
Special Assessment - Dock 2	\$ 104,400	\$ 105,900							
Capital Contribution from General Membership Dues			\$ 39,523	\$ 95,700	\$ 95,700	\$ 128,123			
Dock II Loan Payoff from Nautical (Slip Fees)			\$ 24,444						
Year-end Net Income (Loss) from Operating Budget	\$ 70,877	\$ 90,014	\$ 59,285	\$ 11,955	\$ (983)	\$ 10,399	\$ 3,410	\$ 5,988	\$ 225
TOTAL INCOME	\$ 175,277	\$ 195,914	\$ 123,252	\$ 107,655	\$ 94,717	\$ 138,522	\$ 3,410	\$ 5,988	\$ 225
EXPENDITURES									
Note 1 Dock 2 Loan Principal	\$ 85,393	\$ 85,393	\$ 88,607						
Dock 2 Loan Interest Payments	\$ 15,109	\$ 15,109	\$ 11,895						
Note 2 Boat Ramp Pier Replacement	\$ 10,000	\$ 108	\$ 9,500						
Security Cameras - Docks 1 & 2	\$ 7,200	\$ -	\$ 14,800						
Note 3 Piling Repair and Replacement			\$ 7,000						
Note 4 Beach Park Bulkhead Replacement				\$ 30,000	\$ 3,280	\$ 35,000			
Note 5 Barn Sprinkler Pipe Replacement				\$ -	\$ 10,739	\$ 33,918			
Note 6 Barn Interior Projects						\$ 5,000			
Note 7 Barn Exterior Projects						\$ 4,000			
Tennis Lights, Electrical work/trenching							\$ -	\$ 11,800	\$ -
TOTAL EXPENDITURES	\$ 117,702	\$ 100,610	\$ 131,802	\$ 30,000	\$ 14,019	\$ 77,918	\$ -	\$ 11,800	\$ -
NET INCOME (LOSS)	\$ 57,575	\$ 95,304	\$ (8,550)	\$ 77,655	\$ 80,698	\$ 60,604	\$ 3,410	\$ (5,812)	\$ 225
Year End Cash Reserves	\$ 250,505	\$ 295,865	\$ 287,315	\$ 257,669	\$ 264,382	\$ 324,986	\$ 53,295	\$ 43,842	\$ 44,067
Less: Dock 2 Loan Balance	\$ 366,280	\$ 366,280	\$ 277,673						
AVAILABLE CASH RESERVES AS OF YEAR END	\$ (115,775)	\$ (70,415)	\$ 9,642	\$ 257,669	\$ 264,382	\$ 324,986	\$ 53,295	\$ 43,842	\$ 44,067

Capital Budget Notes

Note 1: Amortization Schedule; reduces liability on balance sheet

Note 2: Budgeted for replacement in 2016; project now planned for 2017

Note 3: Dock 2 broken piling; Dock 3 lift removal & piling replacement

Note 4: Budget to cover engineering services

Note 5: Repair of unexpected failure in 2016; lower-level pipes in 2017; upper-level in 2018 (\$20,816)

Note 6: Men's restroom remodel

Note 7: Shingle repair; brick & CMU tuckpoint; vinyl siding & soffit repair

UCI DEPARTMENTS AND ACTIVITIES

MEMBERSHIP

UCI welcomes the following families to the neighborhood: Danielle and Anthony Cavallo, Bradley Parker and Shannon Crown, and Jen and Chuck Phillips.

If you are a new homeowner in Ulmstead Estates and have not been welcomed by the Membership Department, please send an email to membership@ulmstead.org. We also encourage renters to reach out and let us know that you have joined our neighborhood. The owners of your homes don't always keep us informed.

SOCIAL

Children's Playgroup – November 2 and November 17 at 12pm at the Barn

Let's PLAY! First Wednesday and third Thursday each month. Meet at the barn at 12pm. Babies, toddlers and siblings welcome. Feel free to bring lunch or snacks. Any questions contact: Michelle Mahan email: michellemahan@comcast.net, Candice Cukor email: candicecukor@gmail.com or Molly Wood email: freitag02@yahoo.com

Boy Scouts

Would you like to go camping, learn new skills, make new friends, and have fun? Our troop meets every Thursday evening at 7 PM at the Ulmstead Barn and goes camping one weekend every month. Come check us out! Also, we are still collecting worn out flags for a patriotic flag retirement ceremony. You can join even if you were never a Cub Scout. Contact Mike Allen.

The Guys Get Together

Please join Ulmstead gentlemen for a friendly social gathering at O'Loughlins on the 2nd Wednesday of each month at 5PM.

Savvy Seniors

Happy Hour: Tuesday, November 15th: Tom and Kristen Sawyer are generously hosting our Happy Hour which will be in celebration of the 2-year anniversary of our Savvy Seniors group. We have had a successful 2 years of coffees, happy hours, picnics, parties, and various diverse activities. We have had the joy of meeting new people, seeing old friends and sharing stories and having fun. **Please join us from 5-7 p.m. at 651 Mallard Court.** Bring your favorite beverage and an appetizer to share.

The steering committee would like some new faces in our planning groups to offer new ideas and assistance in the activities we wish to present to you. Please contact Jeff Norris, Nancy Kennerly, Barbara Myers or Chris Rockwell to join us.

Thank you,
Diane Kozel

Retirement Notice: July 4th Event Coordinator

I have been honored for about 20 years to preside over the July 4th festivities to not only celebrate the birth of our nation, but also to marvel at the enthusiasm displayed by the children of Ulmstead as they competed in the events as if they were in the Olympics. But as they say, all good things must come to an end. The realization that my retirement was timely came as I have been getting almost weekly mailers from AARP and as I have found myself taking notes when those incessant TV ads come on for that medication that apparently helps “when the moment arises.” Also, and most convincing that my retirement time had come, was a chance encounter with a parent who had two small children and she recounted to me how she had competed in the Ulmstead July 4th events “a long time ago” and she remembered me running the games! As I retire I want to thank all of the Ulmstead children who each year rekindled my faith in the youth of the world with their passion for competition wrapped in laughter and infectious enthusiasm. I want to thank the parents for embracing their youth with the egg toss event. Each year I purchased seven dozen eggs, and each year we all marveled at how our neighbors squealed with excitement as eggs splattered all over and on spouses. Thank you for the experience and memories.

Andy Vernick

Help Wanted: July 4th Event Coordinator

Ulmstead is looking for a resident(s) to organize and run the July 4th events in our community. Although this is an unpaid position (what did you expect?) there will be some karma points and sometimes there are left over eggs from the egg toss that can be used by the coordinator without having to declare the eggs as income. Also Kevin Plank, with Under Armour, may be convinced to coordinate your outfit for upcoming events. In any case, please consider stepping up and helping out the community on the momentous occasion of our county’s birth and our Ulmstead celebration. The retiring coordinator has assured the Board that he will assist whoever is bamboozled into doing this...or honored with the appointment.

Ladies Wine and Cheese



**Thursday, November 17th
7 pm at the Barn**

**Come help us welcome our new neighbors
and take home your very own Ulmstead wine
glass courtesy of annieandde.com**

**Contact Stacy Glubke
410-703-8511 or stacyglubke@gmail.com
with questions or to volunteer**

S.P.A.N Food Drive at this event



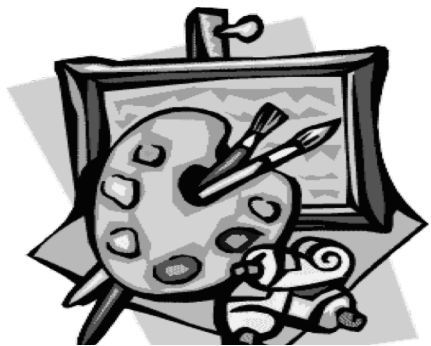
STOP ... Shop & Stroll

Ulmstead Holiday Showcase

original works of art for sale,

created by

local Ulmstead community residents



November 19, 2016

10:00 a.m. - 4:00 p.m.

Ulmstead Barn

911 Lynch Drive, Arnold, MD

Admission Fee:

Donated non-perishable food items or cash

to benefit SPAN (Serving People Across Neighborhoods) For over 25 years, SPAN has been serving our neighbors to help them through a critical or emergency situation such as utility turn-offs, court-ordered evictions, and prescription/medical needs and food.



NOTICES

DIRECTORY NOTICE

Harriet Yake would like residents to note in their annual directory a change in her family's home phone number to 443-775-5991.

WANTED – WOOD CHIPS

If you are having tree work done at your home, please direct the contractor to put your wood chips at the Beach Park. There are signs directing where to dump the chips and you will be helping the anti-erosion effort at the Park. If you need additional information or if you need me to come to your house and guide the contractor to the Beach Park I can be reached at 410-757-5778. Thanks.

Patrick Shay, UCI Beach Park Maintenance Manager

RENTAL PROPERTIES

Florida Keys Condo for weekly and monthly rentals. Marathon, (Florida Keys) #118 Ocean Isles Fishing Village Studio-sized condo with full kitchen, queen Murphy bed and twin trundle bed, huge pool overlooking Atlantic. Great fishing from the dock. An hour-long drive from Key West, 2.5 hr. drive from Ft. Lauderdale or fly into Marathon and it's a mile away. Available for weekly and monthly rentals, see it www.KeysRentalsOnline.com or call Colleen at 410-703-1468.

Ocean City Vacation Rental - Oceanfront getaway - Would you like a family getaway in north Ocean City? With its 4 private bedrooms (sleeps 12-14), 4 bathrooms, 2 living areas, and 3 decks overlooking the ocean, there is plenty of room to gather as a group. Off-season weeks/weekends available. For more information, call Gwyn or Al Tober at 410-757-8388 or go to <http://www.gwyntober.com/beach> to view pictures.

Deep Creek Lake Townhouse for Rent: Right across the street from Wisp Ski Resort and access to Deep Creek Lake on the property. It sleeps eight (2 Doubles, 1 Queen, 1 Queen sleep sofa). Fully equipped kitchen, fireplace in LR, jetted tub, washer/dryer. Walk to slopes, golf course, tennis court, dock, mountain coaster and white water rafting. Call Tim or Elizabeth Parker at 410-571-5315.

Outer Banks, NC Beach House Rental - Kill Devil Hills, MP 7. Walk to the beach from this 4 bedroom, 2 bath family beach house. Sleeps eight (1 King, 1 queen, 2 twins and 1 twin bunk bed set). Fully equipped kitchen, 2 living areas, 3 levels of decks, washer and dryer. Near Wright Brother's Memorial, mini-golf, movie theater, grocery store, restaurants and shopping. Two blocks from the ocean, one mile from the sound. Call Jeff or Ann Young 410-757-5805.

UCI OFFICERS AND VOLUNTEERS

www.ulmstead.org

UCI Board of Directors
and liaison roles

Stephen Blumberg – President, Capital Improvements
Nancy Kennerly – Membership, Social
Jason Dowell – Nautical
Kevin Stone – Beach, Scenic
Mike Murphy – Security, Pool
Mike Slavin – Tennis, Equestrian, Ball Field, Barn Recreation Rooms
Vacant
Colleen Ireland
Renee Kelly

Executive Vice President
Secretary
Treasurer

DEPARTMENTS & ACTIVITIES

Ball Field	Bob Svehlak
Barn Recreation Rooms	
Manager	Lynne Andrews
Maintenance	Brian Poole
Beach & Shore	
Reservations	Ginny Vernick
Maintenance	Pat Shay
Beach Camp	Lisa Gattie
Capital Improvements	George Collis
Equestrian	Suzanne Vaaler
Nautical	Bryan Templeton
Scenic Control	Vacant
Beautification	Michelle Mahan
Security	Al Homans
Social	
Senior Activities	B. Myers/N. Kennerly
Adult/Family Events	
Mothers' Day Brunch	George/Shepard
July 4th Parade & Picnic	Andy Vernick
Dock Party	Nautical Department
Fishing Tournament	Mike Sawyer
Ladies Wine & Cheese	Stacy Glubke
Halloween Party	Jessica Lane
Fall Camp-out	Grigon/Hays
Guy's Beer & Brats	Scott Glubke
Wings, Chili, Homebrew	Suzy Sundius
Children	
Weekly Playgroup	Mahan/Cukor
Spring Party	Tracy Seybert
Autumn Party	Beth Rue
Christmas	Kathy Vavrina
Tennis	Kathy Jacob
Maintenance	Mark Overton
Membership	Kathy Pruissen / Renee Kardash
Bumper Stickers	Lynne Andrews
Welcoming	Sherry Sherwood, Mary Jo Powers, Gillian Duvall, Ann Albrecht, Rina Dowell
Webmaster	EG Gipple
Community Emails	Meaghan Rosso
Weathervane Editor	Stephanie Collier
Weathervane Distribution	Mike Allen (manager), August, Daly, Davis, Deller, McKees, Fierstein, Wentworth, Konrad, Kardash, Cooley, McCoun, Blumberg, Weiss, Root

INDEPENDENT ORGANIZATIONS

2016 ULMSTEAD SWIM CLUB

<https://sites.google.com/a/ulmstead.org/ulmstead-pool/>

President	Brad Snodgrass
Vice President	Sharman Devaney
Secretary	Hannah Goldstein
Membership	Lisa Gattie
Treasurer	Julie Parks
Maintenance	Scott Glubke
Social	Ann Harrison
Member at Large	Nicole Roberts
UCI Board Liaison	Mike Murphy
Swim Team Liaisons	Suzanne Vaaler & Jenne Dunne

SWIM CLUB QUICK LINKS

pool@ulmstead.org

SWIM TEAM

www.UlmsteadSwimTeam.org

Director	Suzanne Vaaler
Merchandise	Susie Smargissi
Concessions	Katy Kelley
GASL League Rep	Jerilyn Deitch
Meet Manager (IT)	Liz Norton
Treasurer	Rob Wallace
Team Webmaster	Hannah Goldstein
Volunteers Coordinators	J. Grignon / C. Sawyer
Head Coach	Colleen Winans
Assistant Coach	Matt Swensen
Special Events	Harrison/Woltersdorf

BOY SCOUT TROOP 835

Scoutmaster Mike Allen

EMAIL QUICK LINKS

Board@ulmstead.org	Treasurer@ulmstead.org	Barn@ulmstead.org	News@ulmstead.org
President@ulmstead.org	Security@ulmstead.org	Social@ulmstead.org	Weathervane@ulmstead.org
Secretary@ulmstead.org	DockMaster@ulmstead.org	Membership@ulmstead.org	Tennis@ulmstead.org

Ulmstead Calendar – November 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 UCI Board meeting 7:00PM at the barn Children's Playgroup @ Barn 12:00 PM	3 Boy Scouts @ Barn 7-8 PM	4	5 UCI Annual Budget Meeting: 9AM Barn
6	7	8	9 Guys Get Together @ O'Loughlins 5PM	10 Boy Scouts @ Barn 7-8 PM	11	12
13	14	15	16	17 -Boy Scouts @ Barn 7-8 PM Scouts make apple juice with old fashioned press -Children's Playgroup @ Barn 12:00 PM -Ladies Wine and Cheese – 7PM at the Barn	18 Boy Scouts Gettysburg, Artillery Ridge Campground 18 th -20 th	19 Ulmstead Holiday Showcase @ Barn 10 AM – 4 PM
20	21	22	23	24 THANKSGIVING 	25	26
27	28	29	30			

Reminder: December Weathervane submissions are due by **Friday, November 25**. Email: weathervane@ulmstead.org

Save the DATES:

- The monthly UCI Board Meeting is December 7th, 7PM at the Barn.