

2021 ANNUAL REPORT
RAMBLEWOOD ESTATES RECREATION ASSOCIATION, INC.
January 22, 2022

The mission of the Ramblewood Homeowners' Association ("HOA") is to preserve and enhance the quality of life in our neighborhood. The HOA board is pleased to report that the organization is strong.

2021 Highlights:

- The HOA has solid support from the property owners with 94% of the 2021 HOA assessments received.
- Neighborhood Communications: Next Door app is the communication tool to connect with the HOA. It is quick and easy to sign up: ramblewoodestates.nextdoor.com.
- Recreational Swimming Memberships: Memberships were full again in 2021, with 46 resident and 66 nonresident memberships.
- Financials: The balances in the HOA's three accounts are strong:
 - Association: \$2,832.39
 - Pool Operating: \$40,106.73
 - Investments: \$35,302.09

During the spring of 2022, the pool will be entirely drained and repainted, which will considerably reduce the balance in our pool accounts. The board has created a surplus in the pool operating and investment accounts precisely to cover such costly maintenance items and enhancements to the pool. You can request a copy of the balance sheet by submitting a request via ramblewood.pool@gmail.com.

- Family Events: We had an Easter Egg Hunt on April 3, 2021 and a movie night in the pavilion on October 16 for Halloween.
- Neighborhood Sign: We constructed a Ramblewood sign on the corner of the common property located on Ramblewood and Willowridge, which included lighting and landscaping.
- Little Library: A neighborhood resident donated a Little Library what we have installed, along with a reading bench, in the grassy area in front of the pool. Be sure and take advantage of our Ramblewood Little Library, by donating a book or taking one to read.
- Neighborhood Safety: Rob and Karen Weatherford continue to serve as our neighborhood watch coordinators. When items of concern are identified and passed to them, a notice is posted on Next Door. If you have the app on your smart phone, you will get an instant notice of the posting.
- Restrictive Covenants Maintenance: There were 6 restrictive covenant issues brought before the 2021 board. The board continues to try to find ways to balance the autonomy of our homeowners with the restrictions all homeowners agreed to when they bought property in Ramblewood, such restrictions ultimately serving to protect the value of our property and allow for future legal protections and enforcement.

The board is appreciative for all that our neighbors do to keep our neighborhood one of the best in Jackson. For your reference, the new 2022 board members are listed below.

Respectively Submitted,

Kristy Richardson
Board President

Kristy Richardson, President
Chris Covellis, Vice President
Jerry Holt, Treasurer
Nolan Tanner, Secretary
Betty Yarbro
Brooke Longley
Tere Ervin
Aaron Stratton
Alyce Petty
Pete O'Brien
Dave Pjontek
Leroy Franklin
Bill Boller
Megan Holt
Bridgett Morris
Janice Jones