

LINN VALLEY NEWS

BOARD OF DIRECTORS

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5174 Linn Valley Avenue, Linn Valley, KS 66040

Winter 2007

Linn Valley Lakes POA

PRESIDENT'S LETTER

In my last letter, I told you of the large number of property owners that have fallen behind in paying their assessments. We are taking additional steps with our collection agency to get these owners current. If this fails, we will begin the foreclosure process. Once we have properties transferred back to the POA, what will we do with them?

In the recent past, the Board of Directors made a decision to dispose of properties owned by the POA by selling them for \$200 - \$500. This got rid of our inventory but also decreased the value of all other properties within LVL. This was not the most brilliant idea. Now you might ask, what are we planning to do differently with the properties we get back?

Your Board of Directors and the Real Estate Committee have assembled a plan. We have signed an agreement with Reece & Nichols to be the exclusive agent for POA owned properties in LVL. Jim & Judi Branine live in Linn Valley and own the Reece & Nichols office located in Louisburg. They are very positive about Linn Valley and we believe they will be the perfect ambassadors and sales agents for our community. They will operate out of a New Sales Office near the front entrance, which will be open March 3, 2007. The sales office will be staffed on weekends and holidays. They will also take appointments during the week. They will actively market LVL through printed material, Internet marketing, sports shows, and various other activities.

Our plan includes: 1) Increasing property values – minimum price will be \$2,000, 2) Turning the 1,200 properties that have not been paying assessments into income generating properties, and 3) Using this increased revenue to fund the needed projects in LVL.

This will not be a quick solution. It will take several years to make a major impact since we have purposely arranged it to proceed at a conservative pace. There will be NO ADDITIONAL fees tacked onto your assessments for this project. The cost will be funded by the sale of properties.

We are also looking very closely at the Deer Trace Golf Course. We spend \$150,000 annually from your assessments to subsidize the golf course. We have established a Golf Advisory Committee with twenty members consisting of golfers, non-golfers, residents, non-residents, men and women, to determine a plan of action to bring our major asset to self-supporting status.

By the time you read this, we will have recommendations before the Board of Directors. I expect to cover details at the Annual Meeting in February.

Regards,
David Freer
President – Board of Directors

**BOARD OF DIRECTORS
APPROVE FEE INCREASES**

The Board of Directors approved the following fee increases for 2007 at their November 18, 2006, meeting:

RV Storage Annual Fee \$ 150.00

Camping Fees:

Member:
Daily \$ 7.00
14-days 90.00
30-days 190.00
90-days 550.00

Guests:
Daily \$ 15.00
14-days 200.00
30-days 400.00

There will be a 90-day maximum stay. The camper must be removed for a minimum of 7-days. If the POA feels this policy is being abused, the camper will be asked to vacate the premises.

Linn Valley Auxiliary Events – 2007

The following fundraising events will be held at the Clubhouse:

February 24th – Spaghetti Dinner during the Annual Membership Meeting

11:00 AM-3:00 PM

\$5.50 per person

Menu - Spaghetti & Meat Sauce, Garlic Bread, Salad, Dessert and Drink

The Auxiliary will have free delivery service available within the community. This is available by calling 757-4580 between 11:00 AM-3:00 PM

April 28th – Annual Salad Luncheon/Auction

May 27th – Brisket Dinner

July 1st – Brisket Dinner

September 2nd – Brisket Dinner

The Auxiliary uses the funds that they raise to give a scholarship to a property owner, aid property owners in need and to assist the Linn Valley Fire Department.

Recreation Activity Schedule - 2007

Following is a partial schedule of activities that the Recreation Committee will be hosting:

Saturday, March 17th –

St. Patrick's Day Dance

8:00 PM – 11:00 PM – Clubhouse

Drawing for a \$100 Bill Raffle.

Saturday, April 7th –

Children's Easter Egg Hunt

11:00 AM – Clubhouse

Ages 0 – 12 Welcome.

Saturday, April 21st –

Outdoor Movie

Dark – Clubhouse Lawn

Will be moved inside if bad weather.

LOT NUMBERS ARE REQUIRED

An ordinance, enforcing the requirement of all homes in Linn Valley, to have proper lot numbers displayed was adopted by the City Council, at the October 9th Council meeting. The ordinance states that all residents shall prominently display correct 911 compliant street numbers on the front of each home or business building in a manner that allows said numbers to be readily visible to emergency responders and others from the street. A violation of this requirement shall be deemed a misdemeanor punishable, upon conviction, by a fine of \$25.

STREET SIGN PROJECT

The City of Linn Valley has purchased street signs and posts for the main loop in Linn Valley and the POA will provide the labor for installation. Volunteers would be appreciated to help with the installation of the posts. This project will commence as soon as the weather breaks.

As soon as this project is completed, the POA will begin replacing the numerous signs on other streets that have weathered or been removed by individuals.

Don't forget to vote!!