

Madison Place Newsletter

November 2009

www.madisonplacehouston.org

News from the Board

Another year is almost over and Madison Place is doing well. It was a quiet year for storms, which means that insurance for the complex will not be going up. However despite the down economy, costs have been going up in other expenses such as labor and utilities. The Board has worked hard to keep expenses down to minimize the need for maintenance fee increases. As such, there will be no fee increase for 2010 although an increase is likely for 2011.

The Board has decided to continue participation in the cable TV contract with Comcast. The contract, which covers all properties overseen by KRJ Management, will provide digital cable at a cost to units of about half that available to individuals. Each unit will receive a single digital cable box, which will provide more several channels than currently available. TV's without boxes will still be able to receive cable but without certain digital channels. Extra boxes will have to be obtained from Comcast.

The Board needs you!

For only an average of 1-2 hours a month you can help improve Madison Place by volunteering to be a committee member (Architectural, Landscaping, and Social) or to be a Board member. Any resident may be a committee member, although only unit owners may be Board members. Experience is not needed – only enthusiasm! At least two Board seats will be up for election in March.

Holiday Party

The Annual Holiday Party will be on Tuesday December 8 at 6-8 pm at the Upper Kirby District building (3015 Richmond Ave).

Financial Report

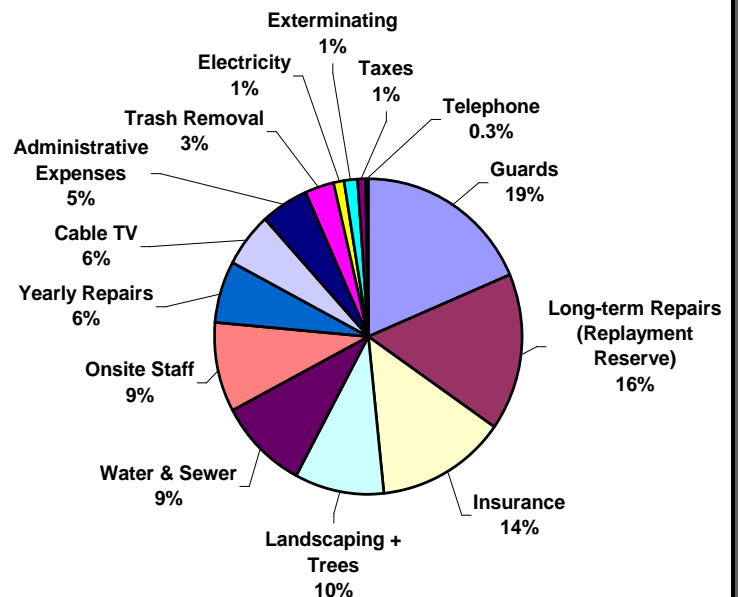
Madison Place's finances as of Oct. 26, 2009:

- Operating Account: \$ 54,755.71
- Insurance Reserve \$ 19,561.75
- Replacement Reserve \$162,751.01

- Total Money Market: \$182,312.76

All the assets are held in money market or CD accounts. The Replacement Reserve is an accrual account for unexpected future maintenance needs of the Madison Place units and grounds.

2010 Budget (\$697K total)



The finances of Madison Place are healthy. However as Hurricane Ike showed us, unexpected events can stress our reserves when urgent outlays are needed. Fortunately, the damage to Madison Place was fairly modest and no one-time assessment fees were needed.

The financial numbers reflect that Madison Place has now paid out all Hurricane Ike repairs and received all insurance money. Moreover, a unit was sold and its lien for delinquent fees to Madison Place was paid off.

Roof replacements on all units have now been completed. The next large set of repairs at Madison Place will involve pavement repairs through the complex. The repairs will be spread out over time.

Rule Reminders

- Inform holiday guests of Madison Place rules – especially pets, parking, and noise.
- Keep all dogs on leashes **and pick-up after them!** Do not let cats roam free outside.
- The speed limit is 10 mph within the complex. **Check your speedometer!** Please be safe – especially when entering and turning corners.

Website

Visit our website! www.madisonplacehouston.org
You can access the Residents Only page with the User id and password. See website for details

User id: Resident
password: Madison1



If you have an idea for the website, please email news@madisonplacehouston.org.



Important Phone Numbers

Emergency: 911

- Note: Give address as 3600 Lake Street and then your unit number.

Guard House: 713-526-1116

- Kevin Watson
- Sherman Calvert, Jr.
- Vanessa Thompson
- Magdalen Johnson.

KRJ Management:

- Site Manager - BJ Utley 713-783-4640
- After Hours Emergency 281-583-3800

Board Members:

- Lisa Lattu – President
- Bob Kaminsky – Secretary
- Eric Van Zandt – Treasurer
- Steve Oprea
- Kim Thrun

Cable TV (Comcast): 713-341-1000

Note: If you are having problems with your cable, contact Comcast directly. Mention that Madison Place has a "commercial bulk contract" with Comcast with account number: 8777 70 317 0736188

City Issues (e.g., water, potholes): 311

Police Department 713-884-3131

City of Houston Household Hazardous Waste Information 713-551-7355

Houston City Council Member

Anne Clutterbuck (District C) 713-247-2004
districtc@cityofhouston.net

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**Let's keep Madison Place  
a great place to live!**