

CAREFREE CLUB

www.carefreeclub.org

[www.facebook.com](https://www.facebook.com/CarefreeClub)

(Carefree Club)

A non-smoking facility and grounds

April 2012

Published Quarterly

ACTIVITIES CALENDAR:

Suggestions are welcome for activities you would like to see happen.

Contact Linda Stemnock through activities@carefreeclub.org.

Linda Stemnock, Activities Chair

NEWS FROM THE POOL:

Read the Pool Rules on page 3 & 4 and the Pool Rental Agreement on page 5. Note changes in fees for guests.

Clara Spenny, Pool Committee Chair

NEWS FROM THE CLUBHOUSE:

The Clubhouse at Carefree Club will be a very busy venue in the next few months as college and high school graduations begin. Clubhouse reservations continue to keep the 625-CLUB phone ringing off the hook. May and June dates have begun to be reserved to celebrate high school and college graduations. December 2012 is also being booked ahead by those forward thinking folks. **Rental Rates:** Monday - Thursday half day is \$50 or full day for \$75 | Friday, Saturday, Sunday, and holidays half day is \$75 or a full day for \$125. Half day = 5 am – 4 pm or 5 pm - 4 am .

New updates for the Clubhouse this spring will be the installation of new patio doors and new paint on the outside walls. Under the sink water heaters have been installed in the restrooms of the clubhouse so that now the water will be instantly warm for washing hands. This will save money in that the water will no longer have to run for several minutes before warming up. The roof is being replaced due to hail damage during last year's storms. Needed repairs are also being made as part of the exterior painting.

Steve Wisdom, Clubhouse Chair

News from the Grounds Chairman:

This past year a volley ball court was installed and a concrete pad for the trash container was put in place. **SAVE THE DATE** for grounds clean-up day this Spring – May 19, 9 am – Noon. I'm looking for volunteers to maintain the flower beds at the entrance to Carefree Club.

Jess Carrasquillo, Grounds Chairman

News from the Treasurer:

See page 6 for the 2011 Balance Sheet included in this newsletter for your review.

George Werres, Treasurer

ACTIVITIES

- **April 7**, 1 pm - Easter Egg Hunt – Meet at the clubhouse parking lot
- **May 5**, 9 am – Noon - Grounds Clean-up Day
- **Memorial Day Weekend** - Pool Opens with special activities
- **June 16**, Community Garage Sale
- **June 23**, Fun Run
- **June 23**, 6 – 10 pm Summer Party
- **Sept 8**, 5 pm Hog Roast (details later)

TAKING CARE OF BUSINESS

SMOKE FREE – The entire Carefree Club property is smoke-free. The pool and clubhouse have been smoke-free for several years, and now the rest of the property is covered by that policy. Residents (and their guests) are reminded that **smoking is not permitted anywhere on the property at any time.**

“For Sale by Owner” Notice: Residents who have their property for sale as **“For Sale by Owner”** need to contact our Corporate Secretary at board@carefreeclub.org .

Neighborhood News: REMC has started their work towards burying the power lines. You have probably noticed the survey stakes and tree trimming in preparation for burying the power lines.

CRIME IN CAREFREE: Crime has not been a stranger in Carefree North or South. Please be aware of your surroundings and be watchful for your neighbors. Remember – you are the “Crime Watch” of Carefree.

CAREFREE CLUB BOARD MEETINGS ARE THE 2ND MONDAY OF EACH MONTH AT 7:30 PM. EVERYONE IS WELCOME TO ATTEND. FIND OUT ABOUT *YOUR* CLUB AND GIVE US *YOUR* SUGGESTIONS AND CONCERNS.

VOLUNTEERS are always needed. Go to www.carefreeclub.org for contact information for all committees or call 625-2582 for more information.

Register your email on the Carefree Club website to receive the newsletter via email. Encourage your neighbors to get the newsletter from the Carefree Club.org website and save your postage and printing cost. The registered users of the website will also receive emails for anything concerning Carefree Club. Thank you!

Member Business/Service Announcements

If you are a member of Carefree Club, and would like to have your name on the baby sitter list for one year, please submit name, age and phone number to newsletter@carefreeclub.org. Please let us know that you are submitting your name for the babysitter list. Members can place announcements and notices in the newsletter. For example, a notice for your home-based business, i.e., if you do lawn work, rake leaves, clear snow, care for pets, tutor, repair computers, sell cosmetics or party goods, etc, etc, etc. Members can also place a notice if they are looking for someone to perform a particular type of service for them. To keep the list current, members are asked to submit announcements yearly in January by contacting newsletter@carefreeclub.org.

<p>FREE MARKET ANALYSIS Curious about your home’s market value? Contact Becky Smith for a free market analysis. 317-883-7355 becky@movewithdon.com</p>	<p>PC Support: Senior Geek for “Seniors” Dave Matlock 882-1474 matlockinc@aol.com Available mid May thru mid October Free to “Seniors”</p>	<p>Plumber: Doug 432-9813 Licensed and experienced with pride in work, gives honest answers and pricing</p>
<p>Jodi Meyer’s Alterations and Sewing: Bridesmaid dresses, women’s, men’s and children’s clothes. Many satisfied customers. Call Jodi 887.1203</p>	<p>Oberweis Dairy “Old Fashioned Milk Delivery in Glass Bottles” We also deliver grocery items! Free Promotions to Carefree Residents Contact Jim Davies 317.919.8151 James.davies@oberweis.com</p>	<p>Extreme Clean – Home & Office Ann Gough 908-0879 Ann-gough@sbcglobal.net 11 years in business</p>
<p>Notary Public – Polly Krockenberger 440.7070 or mpollyk@yahoo.com No Charge</p>	<p>Green With Envy Lawn Care Jeff Williams, Owner, 626.9922 e-mail at jeff@green-withenvy.com www.green-withenvy.com www.facebook.com/greenwithenvylawncare</p>	<p>YOUR AD HERE WHAT DO YOU HAVE TO OFFER? Call Debbie 44. 4178 or Cheryl 985.0304</p>

Pool News

OPENS: Memorial Day weekend and closes Labor Day weekend

HOURS: for open swim will be 11am to 10pm daily (will close at 9pm when cooler)

POOL MANAGER: Steve Stemnock

POOL GUARD/TRAINING MANAGER: Holly Reed

POOL EMAIL: Pool@carefreeclub.org

POOL PHONE: 881-0069

Pool Rules

Circulated with your dues notice, but I want to point out two very important ones:

1. ***No diapers of any kind are allowed in the big pool!*** To accommodate you and your small children we have started to assemble a play area for small kids. So far we have a playhouse, a couple of desk, and some little people chairs. If you have any Playhouses or toys to donate or sale at a reasonable price, email the pool@carefreeclub.org
2. ***No Smoking ANYWHERE on Carefree property at anytime!*** Not even the parking lot. If you must smoke you must leave the grounds.

Pool Passes

In previous years we have been a little lax on pool passes. Last year it became a problem as more and more people from outside the neighborhood filtered in on a daily basis. Changes for this year:

1. ***No one will be allowed into the pool without the lot owner pass!*** Not much more needs to be said.....
2. ***NO GUEST PASSES will be accepted unless the LOT OWNER PASS is shown with it.*** Please don't give your guest passes away and expect that those people will be able to use them because they won't. The Lot Owner pass must accompany the guest pass or you won't be allowed in.
3. ***Lot owners bringing guests must present a pass to cover each guest or pay \$2 per guest.*** You cannot bring extra guest and sign them in on your lot pass. This will be monitored this year and addressed if caught. \$2 is a pretty cheap price to pay to swim. PLEASE respect our rules.

Club Membership

If one of your neighbors would like to join the club, here is the info:

1. Property must be located within Carefree North or South community and will be bound to the Club with a filing at the Johnson County Recorder's Office.
2. Pay the pool registration fee of \$600.00 (one-time fee)
3. Pay the annual maintenance assessment. The current assessment is \$228.00 (yearly)

If you wish to pursue membership in the Club, please email us at pool@carefreeclub.org .

Pool Offerings

If you want to receive communication about pool classes and training, you must be registered as a user at www.CarefreeClub.org . Please register a user name and password today! If you are interested in any classes or lessons email pool@CarefreeClub.org to register. Include the class you want in your email.

Offerings this year:

1. **CPR, FIRST AID, and LIFEGUARD In-services** will be offered throughout the summer. This is NOT for certification, but for education and will be free to Club members.
2. **NO ONE is permitted to give private swim lessons at Carefree Pool at anytime!** ALL private lessons must be scheduled through the Training Manager Holly Reed.
3. **MOM (or DAD) and Toddler Swim lessons** will be offered in the evenings weekly in the BABYPPOOL. Cost to members is FREE, if you would like to bring a mom and tot guest cost is \$2 per lesson per pair.
4. **Toddler up swim lessons in the big pool** will be offered in the evening in the big pool during open swim. These lessons will teach basic swim skills and water safety. Cost to members is FREE; cost per member Guest is \$2 per lesson per guest. This fee allows your guest to stay for open swim before and after class.
5. **Water Aerobics will be offered in the morning and evenings throughout the week.** We are looking into Water Zumba, water weights, and water walking.
6. **Early morning Adult Lap Swim.** For all you early birds we are opening M, T, TH, F at 6am – 7:30am. Lane Lines will be in. If you are brave, come dive in. FREE to members, \$2 per guest per day.
7. **BIRTHDAY PARTIES AT THE POOL!** This year we are offering a Birthday party package. Parties must have 10 or more guest. Parties include a private party guard, 1 ice cream treat, 1 water or Capri sun, games with small prizes, and entertainment. Cost is \$5 per child and can be scheduled anytime during open swim pool hours.
8. **Pool rentals** – Private pool rentals are available Sat Mornings from 8 to 11 am, and Evenings from 8 to Midnight. For evening rentals the pool will be open to the public until 10, but your guests may start arriving at 8pm. Pool rental will cost \$50 for a facility fee plus an hourly fee. Hourly fees of \$15.00/hr for the Manager and \$10.00/hr per lifeguard (two guards minimum) are required for a minimum hourly rate of \$35.00/hr. Hourly fees are paid in ½ hour increments and an additional 1/2 hour is added beyond the swimming period for cleanup and shutdown.
9. Read, Download, Sign and return the [Pool Rental Agreement](#) to the pool manager to secure your rental.

The Undersigned Agrees to the following:

1. To adhere to the "Procedures Governing Use of Carefree Club Pool" found below, the "Carefree Club Pool Rental Information" and "Carefree Club, Inc. Pool Rules".
2. To pay a rental fee of \$50.00, made out to Carefree Club, Inc., to the Facility Manager at the time of the reservation.
3. The rental reservation is not completed until the rental fee is received and the "Carefree Club Pool and Patio Rental Agreement" is signed by the Undersigned and Facility Manager, Pool Chairman or designee.
4. The minimum rental period is 2-1/2 hours with 2 hours for pool use and 1/2 hour for cleanup and shutdown.
5. To pay an hourly fee in 1/2 hour increments for lifeguards at a rate to be determined by the Pool Chairman. The number of lifeguards required will be determined by the Facility Manager. The hourly fees will be paid in full to the Facility Manager or their designee on the date of the rental. The rental fee will be refunded if notice of cancellation is received by the Facility Manager seven (7) days prior to the rental date, or in the event that inclement weather precludes use of the Pool on the rental date.
6. To examine the premises to be rented, and, after such examination, agrees to promptly notify the Facility Manager in the event the premises are not clean, neat, in a good state of repair, or if a defect exists that would render said premises unsafe for the purposes for which they were rented.
7. To be responsible for and to pay any costs of repairing any property maintained in the facility which is damaged as a result of their use, including the cost of a professional repair firm and any legal or other fees associated with attempts to collect repair costs.
8. To provide adult supervision at the pool for the full rental period for functions involving minors.
9. That possession or consumption of any illegal drugs by the Undersigned or their guests or alcoholic beverages by minors on CAREFREE CLUB, INC. property is strictly forbidden and will be cause for immediate termination of the rental period. All fees will be paid and no refunds of rental fees or hourly fees will be issued due to rental termination under this section.
10. To inform all guests of the rules and procedures governing the use of the rented premises, either verbally or by posting a copy of said governing rules in a conspicuous place.
11. To inform all guests that all personal property placed in or around the Pool and facilities, including, but not limited to motor vehicles parked on the premises, will be placed at the sole risk of the owners of such property.
12. Parking is at the risk of the motor vehicle driver or owner.
13. To pay a \$35.00 fee in addition to any bank or other fees for a returned check. To pay any legal or other fees associated with attempts to collect rental and hourly fees that are due.
14. To indemnify and hold harmless CAREFREE CLUB, INC. and each of its directors, officers, members, and agents from any liability arising out of or connected with UNDERSIGNED's use of said Pool or facilities.

Number of Expected Guests: _____ **Lot #:** _____ **Email:** _____

Home Phone: _____ **Cell Phone:** _____

Name of Responsible Party _____

Signature of Responsible Party _____ **Date:** _____

Signature of Manager _____ **Date accepted:** _____

PROCEDURES GOVERNING USE OF THE CAREFREE CLUB POOL

1. Carefree Club, Inc. Pool Rules are in effect.
2. Food is permitted in picnic area only.
3. Beverages in paper or plastic containers and cans are permitted in Pool area; NO GLASS containers are permitted.
4. No child over eight (8) years of age is permitted to use the Junior Pool unless special permission is obtained from the lifeguard.
5. Lifeguards on duty will have complete authority over all activities at the Pool.
6. At the conclusion of the rental period, all trash is to be placed in the trash containers and patio/pool furniture is to be returned to the proper place.

CAREFREE CLUB, INC.
RECEIPTS - DISBURSEMENTS
DECEMBER 31, 2011

RECEIPTS	DEC.	YEAR TOTAL	2011 BUDGET	DIFFERENCE
ANNUAL DUES	\$0.00	\$115,431.00	\$111,826.00	(\$3,605.00)
POOL ASSESSMENT	\$0.00	\$600.00	\$0.00	(\$600.00)
CLUB RENTAL	\$650.00	\$9,790.00	\$8,000.00	(\$1,790.00)
CONCESSIONS	\$0.00	\$4,667.46	\$5,000.00	\$332.54
ACTIVITIES	\$0.00	\$840.05	\$500.00	(\$340.05)
INTEREST	\$3.14	\$57.44	\$100.00	\$42.56
HOMEOWNER DUES	\$0.00	\$1,803.00	\$0.00	(\$1,803.00)
MISCELLANEOUS	<u>\$0.00</u>	\$2,465.26	<u>\$1,000.00</u>	<u>(\$1,465.26)</u>
TOTAL RECEIPTS	\$653.14	\$135,654.21	\$126,426.00	(\$9,228.21)
 DISBURSEMENTS				
TAXES	\$97.28	\$2,531.20	\$2,250.00	(\$281.20)
WATER	\$283.04	\$4,147.25	\$4,300.00	\$152.75
ELECTRIC	\$289.36	\$8,456.15	\$8,800.00	\$343.85
HOMEOWNER LIGHTS	\$27.58	\$327.32	\$0.00	(\$327.32)
GAS	\$60.85	\$2,107.76	\$1,400.00	(\$707.76)
TRASH REMOVAL	\$55.36	\$797.92	\$850.00	\$52.08
TELEPHONE	\$213.32	\$1,278.32	\$1,300.00	\$21.68
CLUBHOUSE	\$513.89	\$4,120.29	\$7,000.00	\$2,879.71
POOL-PAYROLL	\$0.00	\$37,816.04	\$40,000.00	\$2,183.96
POOL	\$0.00	\$39,666.32	\$24,000.00	(\$15,666.32)
CONCESSIONS	\$0.00	\$3,246.98	\$3,800.00	\$553.02
ACTIVITIES	\$0.00	\$2,755.77	\$3,500.00	\$744.23
GROUNDS	\$3,300.00	\$8,522.01	\$8,500.00	(\$22.01)
NEWSLETTER	\$0.00	\$418.28	\$1,200.00	\$781.72
CORP.-GENERAL	\$65.00	\$12,094.45	\$13,000.00	\$905.55
CORP.-MEMBERSHIP	\$0.00	\$1,009.75	\$1,500.00	\$490.25
LEGAL	\$0.00	\$0.00	\$500.00	\$500.00
ASSET MANAGEMENT	\$0.00	\$0.00	\$500.00	\$500.00
CONTINGENCY FUND	<u>\$0.00</u>	\$0.00	<u>\$4,026.00</u>	\$4,026.00
TOTAL DISBURSEMENTS	\$4,905.68	\$129,295.81	\$126,426.00	(\$2,869.81)
REC. OVER DISB.	(\$4,252.54)	\$6,358.40	\$0.00	(\$6,358.40)

GEW01/08/12

**CAREFREE CLUB, INC.
BALANCE SHEET
DECEMBER 31, 2011**

ASSETS

CURRENT ASSETS

CASH

GENERAL ACCOUNT	\$63,687.33
CAPITAL PROJECTS SAVINGS ACCT.	\$76,386.46
PAYROLL ACCOUNT	<u>\$4,989.23</u>

TOTAL CURRENT ASSETS	\$145,063.02
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FIXED ASSETS

BUILDING-1970	\$68,950.00
IMPROVEMENTS-VARIOUS	\$14,535.33
POOL IMPROVEMENTS-1992	\$26,863.00
TENNIS COURTS & FENCE-1995	\$29,732.00
CLUBHOUSE-1995	\$29,941.00
CLUBHOUSE-1996	\$12,867.00
POOL IMPROVEMENTS-1996	\$15,734.00
POOL REPLACEMENT-2001	\$371,650.45
FURNACE - 2004	\$3,500.00
PLAYGROUND EQUIPMENT - 2007	\$14,365.00
DOOR REPLACEMENT - 2007	\$9,499.00
FENCE IMPROVEMENTS - 2007	\$4,567.82
POOL FILTER ADDITION - 2011	\$5,937.24
DEPRECIATION	<u>(\$374,666.21)</u>

FIXED ASSETS	\$233,475.63
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TOTAL ASSETS	\$378,538.65
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LIABILITIES

CURRENT LIABILITIES

NOTE PAYABLE	\$0.00
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TOTAL CURRENT LIABILITIES	\$0.00
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EQUITY

MEMBERS EQUITY	\$372,180.25
CURRENT EARNINGS	<u>\$6,358.40</u>

TOTAL EQUITY	<u>\$378,538.65</u>
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TOTAL LIABILITIES & EQUITY	\$378,538.65
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