2017 Annual Meeting- Welcome Committee Chairperson’s Report of 2016 Activity

The POA’s “Welcome Committee” program is an essential part of Bay Branch Estates and its operations. This committee provides major benefits and hold various responsibilities including:

- Helps to ensure new residents, both property owners and renters, are provided with key information to help them understand our POA’s Covenants and Restrictions. The Welcome Chair visits each new resident and provides them a binder with all of the information that is essential to helping ensure their understanding.
- Provides our new residents with information not only about Bay Branch Estates POA but also about the Daphne area, the county, available services, etc. (this is especially helpful to those who come to live here from outside of Baldwin County.)
- Helps the POA to track home sales so we are able to quickly ensure each new property owner is added to the rolls for any special notices, information and other communication. This can be especially helpful in the case of private sales as it helps the POA to make certain all property owners are added to the ledger for invoices.
- Ensures the POA is aware of sales turnover and other activity (such as foreclosure activity) in the neighborhood.

Now we will turn to a review of the Welcome Committee’s activity for 2016

2016 was not a busy year in comparison to 2015.

- Welcomed 11 new families into the neighborhood.
- The neighborhood saw 11 total property turn-overs
- 9 home sales
- 2 renters

By Comparison, there was significantly less activity in 2016 than 2015. 2015 saw 23 families welcomed into the neighborhood with 12 new homeowners and 10 new renters. (one family returned to home after renting)

As of January 1, 2017, there are 7 properties for sale in Bay Branch Estates. One of those homes is For Sale By Owner.

The Welcoming Chair reviews the market routinely to make sure that new owners are greeted warmly. We do want to encourage all property owners to contact the Board when they are moving (this is a C & R requirement) so that we will be aware of the turnover of ownership. It is also important to advise the Board of your current contact information if you leave the neighborhood but rent out your property, as we need each property owner’s contact information at all times.

This concludes the annual Welcome Committee Report for the 2016 annual meeting.