

The Clip Board



October 2020

The Villages of Green Valley Homeowners' Association, Inc.

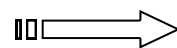
Villages Business Information from your Board of Directors

From the President:

As you know, this past year we introduced the Election Buddy voting system. The Board decided to created a Trash Survey as a system beta test. Close to 50 % of our homeowners responded to the survey. Most importantly, we discovered system flaws in our office communications. These flaws and inaccuracies were addressed in the last E Buddy test with an over 70% response to the last email verification. Thank you Deb Hiedeman and Tony Gleadhill for you time and efforts to move this process forward.

We created the trash survey to get community input on the various providers, their services and pricing structures. The survey dramatically pointed out the discrepancies between provider's pricing structures. Both Waste Management and Republic's fee structures ranged from \$38 to over \$100 per quarter. The CC&R's do not grant the Board the ability to contract with a single provider but we believed it was important to reach out to the providers to give them an opportunity to make a presentation to our homeowners - neither WM nor Republic replied. We have invited David Way, President of Titan Recycle and Trash to give a brief presentation at the October Board meeting.

Continued....



Board Meeting - October 28th , 1:00 pm

GENERAL INFORMATION

2020 BOARD OF DIRECTORS

President

Deborah Kenyon
585-507-7076

Vice President/GVC

Jim Riechers
417-252-0466

Treasurer

Lynn Ehmann
682-365-8063

Secretary

Judy Squires
520-591-7593

Architectural

Judy Squires
520-591-7593

Landscaping

Jim Riechers
417-252-0466

Maintenance

Bob Durbin
815-210-2575

Paving

Gary Kidd
480-822-9531

NORMAL OFFICE HOURS

9:00 AM—2:00 PM

Monday — Thursday

Closed Fridays

Phone: 625-9851 Fax: 399-3436

Villages Website:

www.villagesofgreenvalley.org

Office Email:

vgvoffice@gmail.com

Several Via Alamos residents complained about the “cut through” commercial truck traffic from Camino Casa Verde. This issue was discussed with Tom Berezny, Supervisor Christy’s assistant in Green Valley. There is now County signage noting vehicle weight restrictions posted on Via Alamos and Rio Altar. PCSD has already enforced the restrictions on Via Alamos.

Road remediation will go for bid late November. All roads in The Villages are scheduled for mill and fill this fiscal year. I will keep you posted as information becomes available. Thank you to the GVC Road Prioritization Committee and to our County Supervisor, Steve Christy!

We have received questions, comments, veiled and not so veiled threats, abusive and offensive texts regarding the pool and recreation center policies during this pandemic. More important are the notes of thanks for being proactive and responsible in implementing those policies. We do not answer every letter because some do not deserve a reply. But several residents posed thoughtful and courteous scenarios of closing down totally and lowering the assessments or limiting staff hours and assessment fees due to reduced hours. In reply, the annual assessment fees do not provide for recreation. The assessment provides for the maintenance of all villages common areas of which the Recreation Center is a part. The cost of maintaining the common areas does not appreciably change with a decrease in recreation. Recreation is provided by groups, clubs or individuals. The Board will review all activity requests on a case by case basis. One has to remember that the Board was tossed into an extraordinary situation - there was no blueprint available. Hours were spent on communications among the Board, with the County, the GVC, the GVR, our attorneys and insurance agent. And the bottom line - there is no solution that will please everyone. This is the reality of Covid-19.

It is time to appoint the nomination committee for the 2021 election of officers. If you want a voice you have to vote. If you want to affect change, you need to be involved. We are all accountable for our community. At this time there are 4 open seats to fill. These are not positions of personal aggrandizement. We need people who understand the art of listening and compromise. We need people who can leave their ego at the door and commit to the betterment of our community.

Thanks to Jim Riechers for assuming the VP duties and Judy Squires for accepting the Arch Committee Chair through year end. Special thanks to Lynn Ehmann and MaryAnn Jackson for the diligent work on our accounting system. They presented the directors with a clear and easy to use template for budget planning.

And finally, it is with regret that I have to announce Linda Keller’s resignation. Linda brought her sense of humor, compassion and her unique talent for communication to the Board. She will be missed.

**Deb Kenyon
HOA President**

Treasurer's Report

Account Balances as of 8/31/20

Checking Account	\$111,988.51
Money Market Reserve Account	\$68,743.35
Replacement Reserve Account	\$263,599.10
Petty Cash	\$50.00
Total Cash Assets	\$444,380.96
Fixed Assets	\$59,404.39
Accumulated Depreciation	\$(37,141.85)
Net Assets	\$22,262.54
Total Liabilities (Payroll Taxes)	\$1,514.20
Past Due:	\$5,038.56

At the end of August, we had 7 past due accounts. One account is in litigation, two are still in probate, one is in collections. Two will be paid by end of September. One account is for yard cleanup to be reimbursed.

Lynn Ehmann
Treasurer

Maintenance Report

Even though the Rec Center was closed for a while and then opened with limited hours, regular maintenance is still needed. Chris and Bruce have been very busy working on small items and not so small items that needed to be done. While some projects were not critical, others were.

Here's just a small list of what they've done:

Pool was drained so small cracks in the surface could be repaired and painted

Pool decking was repaired and painted

Pool pump and filter seals were replaced

Pool timers were replaced

Pool chemical feed lines were replaced

Ramada floor was repainted

Bricks surrounding fountain and fountain were repainted

Men's restroom vent was repaired and room repainted

New toilet for Women's restroom was installed

Replaced leaking hot water heater tank for lounge 1

Installed security light for outside shower

Moved NuStep machine from Lge 2 to Artist Alcove

Fixed leaking sink in Artist Alcove

Replaced audio system in Lounge 1

Set up sanitizing stations

This is only a portion of all the projects they've done but as you can see – a Rec Center takes a lot of maintenance to keep it up, running smoothly and looking inviting.

Chris, Bruce and Judy work hard to keep everything clean and sanitized – before you come in and after you leave.

Thanks,

Bob Durbin

Rec₄Center Maintenance Director

Landscape Report

Our landscape contractor has been able to stay busy this summer picking up fallen limbs from some of our summer storms and removing dead cacti and pack rat infestations. He also continues to work on a long list of vegetation growing too close to some of the townhouses as time permits.

As some of our home owners return from the summer activities it is that time of year to spruce up our HOA. For those living in townhouses, as you look around the common area near you and think that the landscape could be improved, please let me know your thoughts. If there are any fallen limbs that have not been picked up, please let us know their location so we can get them picked up.

We have a lot of new home owners whom I see busy tidying up their places and getting every thing looking its best. It makes us all look at our places and want to make ours to look the best we can also.

Thanks to volunteers whom have contacted the necessary people, many of our aging community furnishings are being upgraded [fire hydrants painted, transformer boxes painted, signposts repaired or replaced]. I hope that this inspires all of us to take this sort of pride in our community and to do our best to keep our area the best it can be.

THANKS,

**JIM RIECHERS
LANDSCAPE DIRECTOR**

COMPLIANCE

I received 12 compliance issue complaints between April and September. Two were non issues. Eight have been resolved. Two are pending action.

THINGS TO REMEMBER:

Special Notice to Free Standing Home Owners:

Half of the alleyway behind free standing homes is the home owners' responsibility. We realized that some vegetation is needed to help prevent erosion. If your alleyway has utility service boxes, then it needs to be kept clear enough for service vehicles to access. This includes vegetation around the box as well as on the ally road. Please do an inspection of your alley and see if this applies to you. If you see some obstruction, then the utility company may ask that you clear the area to allow for better access.

Other things to keep in mind to all homeowners:

- * Unmaintained palm trees are a fire hazard. Please stay on top of removing dead fronds.**
- * Wild life is not to be fed. This is a violation of law as well as our HOA policy. Maintained bird feeders are the exception.**
- * Front & side yards are to be kept free of weeds, debris & overgrown bushes & trees.**
- * Carports front entrance areas & side yards need to be kept clear of unsightly articles. Pack rats love hiding places but your neighbors may not.**
- * Mailboxes & lamp Posts are to be maintained and in good working order. They may be painted white, black, gray or the trim color of your home. Stated colors & standard mail box shape do not need prior approval. any other shape must be submitted to the Arch committee for approval.**

During this election year please remember that signs that are visible to your neighbor's homes must get Arch approval before being posted. We are sensitive to your first amendment rights so please let us know if you want to post a sign so we can work with you regarding the size and number.

Linda Keller