

Board Officers and  
Members

1. Ann Whalen, Pres.
2. Scott Ambler VP
3. Barbara Mullally,  
Sec.
4. Marilyn Birkhimer,  
Treas.
5. Michael Bull
6. Rodney Davis
7. Van'Hauser
8. Ann Montgomery
9. Karen Rice
10. Leo Russo
11. Jay Voss
12. Phil Williams
13. Brenda  
Manigault, Prop  
Manager, Island  
Realty



# Over at the Villas

Newsletter: January-February, 2024

**Mission:**

To keep the Ventura Villas Community informed of BOA initiatives, upcoming events, progress on projects, and stories of special interest from the community.

# Important 2024 Budget Notice: Please Read the Complete Document

Text Reviewed and Approved by the Members of the BOA

A proposed budget for 2024-2025 was discussed at the January meeting of the Ventura Villas Board of Administration with the goal of finding a remedy for the shortfall caused by the 57% increase in the insurance premium experienced in November 2023. It quickly became clear that this will be an ongoing problem as our agent is projecting another 30% rise in premiums for November 2024.

Every line item in the budget was examined. While several were reduced and others reflected slight increases, most remained the same as this year. The only category with a significant increase was insurance.

Both the Master Deeds and the By-laws require the Property Owners Association to provide adequate insurance for the property owned in common by the homeowners:

## Master Deed

Part Twenty-nine: *“The Board of Administration of the Regime or manager shall obtain and keep in effect blanket property insurance in form and amounts satisfactory to mortgagees holding first mortgages on apartments. Such insurance does not interfere with each co-owner obtaining individual apartment insurance.”*

Part Thirty: *“The premium for blanket insurance coverage of the Property shall be a common expense to be paid by periodic assessments\* levied by the Regime and held in a separate escrow account of the Regime and used solely for the payment of the insurance premiums.”*

## By-laws Article III Section 2 part (5)

*“The Board shall take out policies of insurance as provided in the Master Deeds. Premiums for such insurance shall constitute a portion of expenses to be assessed against the owners.”*

The POA's main source of income is the monthly regime fee paid by each unit owner. Therefore, the only way to meet the needed budget requirements seems to be to raise the regime fees. There has been no increase in fees since 2013.

Through careful stewardship of POA funds the Board has been able to avoid increases for ten years. Major projects such as new roofs, and painting of the entire community have been managed within that budget but now costs have increased to the point that there is no choice but to increase the regime fees.

A budget workshop will be held later this month on February 29 at 7 PM at the Clubhouse, and all owners are invited to attend to discuss the proposed budget and offer input. The exact amount for each unit will be available as soon as possible.

\*At the time the Master Deeds were written this meant regime fees.

## From the President's Desk



Hello again Ventura Villa's neighbors and Happy New Year. Christmas is over and 2023 went way too fast but we certainly got a lot accomplished here and until the water company decided to dig everything up, it looked just great. What a mess again, especially the big common area. I don't know about you but Winter for me, can just say Goodbye any time now. I hate being cold. I miss being out with my dog and seeing and talking to people. This is such a people friendly community and we are so fortunate to live here.

Thank all of you who came to the Holiday Party in December. It was a good time and a lot of new neighbors came. Food was delicious. Can't wait to start our pool Happy Hours again.

The water project is coming along nicely and Leo will have a detailed report in this newsletter. He has asked that the fences and tree savers be taken down when the individual buildings are finished so hopefully that will happen. Seems like with roofs, paint and water we have been in disarray forever. Thank you for your patience.

A big Thank You to all the Board Members, Committee Chairs and their Committee Members for all the hard work they do to keep the Villas beautiful and things going smoothly. You are all much appreciated.

### **Just A Few Reminders**

1. As I said last time, I feel like a broken record but please, please, please remember if a Holiday comes on a Monday or Tuesday our trash pick-up will be Wednesday. Recycle is sometimes different so we will send out an email for that one. Please do not put your barrels out on the wrong day. The schedule is on our Webpage and if there is a doubt contact me or Brenda.
2. Also, again, loose cardboard will not be picked up, it needs to be broken down and in the barrel. If recycle does not pick something loose up, please bring it back in. I took children toys to Whipple Road Recycle as they sat in the common area for days and no one brought them back in.
3. We are doing great with bringing our barrels back in, thank you all. The good news is longer time residents are tell us that it is so much better than it used to be and we thank all of you for that.
4. Again, there is a red sign with white letters at the entrance and that spells STOP. Its a blind corner with Pampas Grass hiding the view and very dangerous. Residents are complaining that there have been a few close calls as some drivers are not even slowing down.
5. The annual meeting is coming up the fourth Thursday in March so watch for announcements. Hopefully we can have it at the Snee Farm Clubhouse again as it was well attended last year.

6. If you came to the Christmas party and left your crockpot, please contact me, Ann Whalen. I have it.

### **For Sale or Want to Buy:**

A number of you said you would be interested in this so let's give it a try.

I have a very nice E-Z Go TXT Electric Golf Cart in good condition that I just don't use. Almond body, 2.5 year old batteries, tires, head and tail lights, long top, windshield and mirrors. Charger included. \$3,500

Please contact Jay Voss if you have anything to add to the Newsletter. We'd love residents input. [jayvoss43@gmail.com](mailto:jayvoss43@gmail.com)

Wishing all of us an early Spring, stay safe, warm and well.

Ann

## Committee Reports

### Water Meter Replacement Report

*Leo Russo*

The Mount Pleasant Waterworks Commission is presently conducting its V V capital improvement project. The low bidder at \$2.9 million was Anson Construction Co. Work started approx a month ago with tree protection fences installed. Anson crews are presently installing water lines etc behind the 400 & 900 villas where work is close to completion. Crews are now starting behind the 1800 & 1900 villas and progress will continue thru out the villas community as time passes. The main goal of this project is to relocate present water meters so they are more accessible for waterworks crews to maintain, manage & operate them when necessary. All efforts will be made to do site restoration as well. The project completion date is in September. Should anyone have any questions, contact board member Leo Russo at [ljrus1@gmail.com](mailto:ljrus1@gmail.com).



The photos below were taken between the 400 and 900 Buildings in the middle of January.



## Landscape Committee

*Ann Montgomery*

The Landscape Committee works with our Landscape Company to maintain and enhance the beautiful landscape in the community

The Water Improvement project contractor has fenced off our beautiful trees to ensure that they are not damaged during this project. The Landscaping Company is working during this time period to continue trimming the bushes and plants and maintaining the grounds which are not affected by this project. If you see bushes and plants not fenced off please contact Brenda Manigault with Island Realty and we will pass this legislation to the Landscapers.

Thank you for your patience with this process which will ensure a better Ventura Villas' community for all of us.

## Nomination Committee

*Barbara Mullally*

As provided in the Association By-laws a Nominating Committee has been established to fill vacancies on the Board of Directors. The terms of Scott Ambler, Michael Bull, Ann Montgomery, and Ann Whalen expire in March 2024. All four have indicated a willingness to continue their service on the Board. However, three other positions are unfilled from past resignations and are open for nominations. The application is online at [venturavillas.com](https://www.venturavillas.com). It should be returned to Ms. Manigault by March 1 so that the names can be included on the ballot for the Annual Meeting.

Candidates must be owners of units in Ventura Villas. Board membership includes attendance of one meeting per month and if possible, service on one of the committees. No special experience is required, only the wish to be of service to our community.

Warning

With the warmer weather alligators have returned to our ponds. Two have been seen daily in the water and on land near the clubhouse parking lot. Please use appropriate caution when walking near the ponds.

*Photos Provided by Barbara Mullally*



Real Estate Section: No new MLS Closings this Issue

Unit	Approx Sq. Ft.	BR	Baths	Price	Closed

Recent sales and listings Provided by Ann Whalen

***Welcome to new residents at Ventura Villas***

No new resident owners moved in during this period.



## Upcoming Board Events

BOA Monthly Meeting, February 22, 6 PM, Clubhouse

Budget Information Meeting February, 29, 7 PM, Clubhouse

BOA ANNUAL MEETING, March 28, 6 PM, TBA

## Contact Info

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Brenda Manigault: [brenda@islandrealty.com](mailto:brenda@islandrealty.com)

Newsletter Staff: If you have ideas, constructive feedback or suggestions for the Newsletter, please email your ideas to [jayvoss43@gmail.com](mailto:jayvoss43@gmail.com)

Website: You can always find important information on the Website, [Venturavillas.com](http://Venturavillas.com)