

Board Officers and
Members

1. Scott Amber, PR.
2. Rodney Davis, VP
3. Barbara Mullally,
Sec.
4. Marilyn Birkhimer,
Treas.
5. Manny Aponte
6. Michael Bull
7. Judy Gajewski
8. Van'Hauser
9. Sara Gayle
McConnell
10. Ann Montgomery
11. Karen Rice
12. Leo Russo
13. Jay Voss
14. Ann Whalen
15. Phil Williams
16. Brenda
Manigault, Prop



Over at the Villas

Newsletter: May-June, 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.



A nice surprise gift just before the rains came down, May 25.



From the President's Desk

Hello Ventura Villas neighbors! My name is Scott Ambler and I am the newly elected President of your POA. Ann has decided to step down from the presidency, but she is continuing to serve on the board. While she certainly left me big shoes to fill, we are all happy that she will still be working to help our community and make it the best it can be. A big shout-out and thanks to Ann!

Speaking of the board, officer elections are held at the first meeting (April) after the March Annual Meeting. In addition to myself, Rodney Davis was elected Vice President. Marilyn Birkhimer was re-elected Treasurer and Barbara Mullally was re-elected Secretary. We also have two new members of the board, Sara Gayle McConnell and Judi Gajewski. Please join me in welcoming them. I know the entire board is looking forward to serving to the best of our abilities and keeping Ventura Villas a desirable place to live!

One other change that was made at the April meeting was that we will now be holding meetings on the fourth Wednesday of the month instead of the fourth Thursday. Please attend if possible, all are welcome!

All board members and meeting dates are listed on our website:

www.VenturaVillas.com

As I write this, the weather has been pleasant enough that I was able to open the windows in the morning and enjoy the fresh air. However, I'm sure by the time you read this the AC will be on full time! A great way to enjoy the summer is to visit the pool. The recreation committee has done an outstanding job and the pool is looking quite inviting. Come on up to swim, relax and meet your neighbors!

Speaking of meeting your neighbors, we had our first Happy Hour of the season and it was quite well attended even though the weather wasn't perfect. As a reminder Happy Hour is held the third Friday of the month up at the Clubhouse. Look for the flyers posted at the mailboxes. Please attend!

The Water Project continues to proceed. I believe they are finally done behind my unit and it's nice to look at once again! Leo Russo will have a detailed report in this newsletter. A big thanks to Leo for his efforts!

If you have thoughts or ideas for this newsletter, please contact Jay Voss jayvoss43@gmail.com. We would love your input!

For all things Ventura Villas, please go to our website: VenturaVillas.com. Just as a reminder, if you have any concerns about your unit please contact our Property Manager, Brenda Manigault (843) 242-1088 or brenda@islandrealty.com

Thanks for reading and being a member of our community!

Scott

Committee Reports

Water Meter Replacement Report

Leo Russo

May 2024 Update on MPW Water Project

Greetings friends and neighbors of our beautiful Ventura Villas Community. To begin this report, I am much more than pleased to inform you that the Community's new water line installation and meter relocation project is making great progress and in a timely manner as well. Mother Nature has been a good friend throughout the project by providing Anson Construction crews with very good weather since the project started months ago.

As I continue to attend the weekly onsite project meetings with representatives of the MPW Engineering staff and the job foreman of Anson Construction Company, I am delighted to hear that the project is now closing in on a 75% completion level. Thirteen of our community's 20 buildings are presently on the new water distribution system along with their relocated meters. The meters are now located in areas where the Waterworks crews will have much better access to manage, operate and maintain them.

The new 4 inch water lines and additional valves will provide a better level of water pressure and, most importantly, improved fire flow protection. This is an improved level of protection and an asset to Ventura Villas.

This ongoing MPW capital improvement project, as I said earlier, is continuing to make great progress with hopes for its completion of all the buildings sooner than September...hopefully!!! Barring any unforeseen problems or delays.

As a member of the Board of Directors of the Ventura Villas POA, it has been my sincere pleasure to be working with the Engineers of MPW along with Anson Construction Company, and most importantly with residents of our great Ventura Villas Community, as this project continues to move forward. Your patience and understanding has been appreciated.

Should you at any time have a problem or concern that needs to be addressed, feel free to contact me at: ljrusi@gmail.com. I will continue to do my best to insure the project's proper completion and that all site improvements are accomplished that are needed and necessary.

Respectfully submitted,

Leo Russo, Board member Board of Directors, VV POA

Near Completed Water Meters: Between 1100-1200 Building



Landscape Committee

Ann Montgomery

Focus on Water Project and Landscaping: As you are aware, the ongoing water improvement project has caused disruption in our landscaping. As the project has progressed the landscapers are now able to catch up on the maintenance of our beautiful landscape. Going forward the landscapers are implementing a plan to address ongoing concerns with our landscaping including trimming bushes and hedges throughout the community. This will take several weeks to implement. Please be patient and remember that overall the water

improvement project is an immense asset to the community and our landscaping is going to be beautiful going forward.

Other Landscaping Issues:

All residents should be aware that vines and other growth on the walls must be removed by the residents . This growth is harmful to the wall surface and repairs are the responsibility of the homeowner and not the POA.

Bushes in the residents' limited common area should be no higher than 6'. Also vines and other growth on the fences should be kept neatly trimmed by the residents.

Please note the new fence for Maintenance at the Pool and Clubhouse. This will provide added security to these areas.



More Urgent Requests to Follow the Rules of Ventura Villas

To Dog Owners in the Villas

Request from Mannie Aponte, Villas' Resident and New Board Member

Dog owners, please be considerate and refrain from walking your dogs on the sidewalks along the fronts of our units and allow them to do their business there. Many residents take the time and effort to landscape those front lawns and garden beds to add to the beauty of the Villas. They are limited common areas as defined in our Rules and Regulations that many take pride in maintaining, not common areas for anyone to use as they see fit.

The Villas have plenty of landscaped common area space between and behind the buildings, along the roads and parking areas and on the islands. Please take your leashed dogs there and, as always, pick up after them.

I've been living in VV for over 15 years and I honestly don't recall ever seeing so many residents walking their dogs along the front sidewalks as I do now. My door bell camera catches them all hours of the day and night and they don't even live in our building. One neighbor had their dog on an extendable leash and let their dog walk over our grass and into our flowerbed to relieve herself. It's really frustrating. Thanks for your consideration!

And This Note from the Editor:



This is an eyesore for our community. This dryer was placed on the curb on a Friday afternoon, but could not possibly be picked up until the following Wednesday due to Memorial Day. Fortunately, this time, the item disappeared Sunday. However, this is unacceptable and is subject to a fine by the association. Please place your items on the curb no earlier than the night before the scheduled pickup. We have made this request many times through this newsletter and most people follow the rules. We all need to honor our commitment to our community. Thank you!

Happy Hour at the Villas

On May 17, we had our first Happy Hour at the Villas this year. We had a very nice turn out for hot dogs and dishes made by our residents. The conversation was lively and we greatly enjoyed the chance to get together for another year. We will repeat these Happy Hours every Third Friday of the month. Please plan to join us for our next gathering on June 21, from 5-7 PM at the Pool.



The Ventura Villas' Creative Corner

Editor's Note: In the last issue, Marcia Russo was kind enough to submit photos of "Spring in Bloom" in the Villas. This month Ray Hatfield has submitted one of his poems to share with the community. Marcia has graciously added several more photos for this issue. We also have included a recipe by the person who made the excellent bean dish for Happy Hour on May 17, at the Pool. I encourage others to submit their creative expressions to me, jayvoss43@gmail.com. The more we can highlight the creative talents of our residents, the better. Thanks for considering this request.

J.Voss

Poetry Corner

The Best Friend

Ray W. Hatfield

*The scene was one I have seen before
two companions toward the shore
walking or sitting along the way
to enjoy the sunset at the end of the day.*

*One friend moves with measured gait
and the other one follows as if by fate.
the pair are old and up in age
at the end of a chapter or maybe a page.*

*The man looks down at his best friend
and knows that their lives are nearing the end.
the old dog pulls closer to his master
and is happy to be walking, but not any faster*

More Photos from Marcia Russo of Our Spring Ambiance



Recipe for Baked Beans Served at Last “Happy Hour”

Bean Bake

Anonymous

1 small onion, diced
1 lb. hamburger
4 slices bacon (optional)
¼ c. white sugar
¾ c. brown sugar
3 tsp. dry mustard
½ c. catsup
1 tsp. vinegar
1 can pork and beans (I use Bush's Original 28 oz.)
3 cans your choice of other beans 15 oz. each
(I use dark kidney, Great Northern & baby butter beans)

1. drain all beans except port and beans. Stir together and set aside.
2. sauté onions, add hamburger , brown and drain
3. fry bacon, drain and cut into pieces; mix with hamburger
4. add remaining ingredients to meat mixture and stir well
5. Combine meat mixture with beans; bake at 375 for one hour;
(stir once so beans don't get dry on top)

Use 2-quart casserole or 9 x 13 dish

Grateful Thanks for Donations

Thanks to Bobby Carrier from the 600 Building for donating the furniture, pictured below for our Clubhouse at the pool. Bobby has been responsible for donating multiple pieces of furniture for the Pool area. Give a “Shout Out” to Bobby for these helpful donations.



And also, thanks and a “High Five” to Bill Bukowsky from Building 100 for gifting the chairs displayed below to the Pool Patio outside the entrance to the club house.



Items for Sale

The following items are offered for sale by resident, Sara Gayle McConnell

Armoire/TV center--- \$800 OBO Manufacturer is White Furniture company
Dental crown molding at top.



Stand-alone Jewelry chest---- \$200



I have many more pieces or items. If you are looking for a specific piece, feel free to call or email me at 843-819-1519 sg@tradesmanbrewing.com with questions or to see pieces.

Real Estate Section:

Unit	Approx Sq. Ft.	BR	Baths	Price	Closed
1205	1660	3	2.5	\$500,000	Closed
1806	2620	3	3	\$671,000	Closed
1903	2571	4	3.5	\$839,995	Active Contingent

Recent sales and listings Provided by Ann Whalen

Welcome to new residents at Ventura Villas

No new resident owners moved in during this period.

1205 Abbie Dixon

1806 Lloyd and Victoria Williams

Upcoming Board Events

Ventura Villas' Happy Hour, June 21, 5-7 PM

BOA Monthly Meeting, June 26, 6 PM, Clubhouse: Note Permanent Change to 4th Wednesday of the Month

Ventura Villas' Happy Hour, July 19, 5-7 PM

BOA Monthly Meeting July 24, 6 PM, Clubhouse

Contact Info

Pres. Scott Ambler: sfambler@gmail.com

Brenda Manigault: brenda@islandrealty.com

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

Website: You can always find important information on the Website, Venturavillas.com