

Valley Green TownHome Newsletter  
October, 2023

President Margo Kendrick and Vice President Dave Brommel are calling for a SPECIAL HOA meeting to be held October 14<sup>th</sup>, 2023 at President Margo Kendricks yard, 204 9<sup>th</sup> St. at 10am.

Encouraging all townhome owners to attend due to having topics needing to be voted on.  
Article XV, Section 1: Bylaws may be amended, at a regular OR special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy.

1. First discussion/vote will be for raising HOA dues to \$200.00 monthly.

Due to cost beyond our control each homeowner needs to be aware of exactly what the expenses per year are because everyone will need to participate with their HOA fees to pay them. We wish there was better news, but as you are probably expecting with the low rates we have had, and the current economical inflation, we need to come up with a budget for 2024 that will pay expenses.

We were hoping going to \$150.00 was going to be sufficient but we are still not being able to cover all monthly expenses due to rising cost of everything and we don't have sufficient reserves.

A: Our Property Insurance has a \$2500.00 deductible but with shortage in funds if we had a claim made against us we would have to take up another special assessment to come up with that much money just for the insurance to pay.

B: We have had to go to quarterly payments for our insurance premiums due to shortage in account. Therefore, now we will be paying over \$421.00 extra because of stretching out the payments vs making one yearly payment.

C: We have no reserve for ongoing maintenance or emergency. We have a repair list but can not implement any of it until we get the funds. As of right now we are only covering the monthly basic expenses.

\*Attached is a copy of current budget and expenses for all to review and if any questions to address at SPECIAL HOA meeting.

2. New TownHome Buyers and Current Owners:

It has been brought to our attention that no guidance nor information is being passed onto new owners to help make their move smoother for everyone. Therefore; a copy of our current Declaration of Covenants, Conditions and Restrictions for Valley Green Townhomes is being distributed to each townhome owner along with past updates attached and a quick reference list for the guidelines in expectation that this information gets passed forward when selling.

**Current and Proposed 2024 Budget  
October 1, 2023**

<u>Insurance</u> .....	\$4,210.00 yr
(we spent \$421.00 more due to having to pay quarterly instead of yearly)	
<u>Mowing</u> .....	\$4,350.00 yr
(29 weeks of mowing)	
<u>Weed Control</u> .....	\$ 970.00 yr
(\$485.00 per treatment x 2 times)	
<u>Fall Clean Up</u> .....	\$ 720.00 yr
(Removal of leaves, branches, yard waste and haul away)	
<u>Fertilizer</u> .....	\$ 840.00 yr
(\$210.00 per treatment x 4 times)	
<u>Aeration of Yard</u> .....	\$ 0.0 yr
(Not included in budget due to being \$900.00 and not able to pay)	
<u>Snow Removal</u> .....	\$1,800.00 yr
(\$150.00 per removal 3 x a month x 4 months) (estimated due to unknown amount of snow for future)	
<u>Waste</u> .....	\$4,572.00 yr
(\$381.00 per week x 12 months)	
<u>Water</u> .....	\$ 59.00 yr
<b>TOTAL</b>	<b>\$17,521.00 yr</b>

\$200.00 Monthly HOA Dues x 10 townhomes = \$2000.00 monthly x 12 months = \$24,000.00 yr  
 - \$17,521.00 yr  
 = \$ 6,479.00 yr

\*As you can see we will have \$6,479.00 left over at the END of 12 months by raising HOA dues to \$200.00. We will still not be able to do all maintenance, but we will no longer be in the negative for our account reserves.

October 14, 2023

**Valley Green Townhomes**  
**SPECIAL HOA meeting vote**

**\*ARTICLE III. SECTION 5. PROXIES. AT ALL MEETING OF MEMBERS, EACH MEMBER MAY VOTE IN PERSON OR BY PROXY. ALL PROXIES SHALL BE IN WRITING AND FILED WITH THE SECRETARY**

**1. INCREASE OF HOA DUES TO \$200.00MONTHLY**

See attached Budget and Letter of Explanation.

A. Increasing HOA dues as of January 1, 2024 to be \$200.00 monthly

Yes.

No.

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HomeOwner Signature and Date

Please turn voting sheet into current President, Margo Kendrick

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2023

To: Valley Green Townhome owners

We would like to have a meeting of all homeowners on

Sunday, October 9, at 3 pm  
On Pat Knight's deck

If the weather does not cooperate, we'll meet inside.

The agenda will include the following:

1. Election of officers
2. Checking for roof and/or gutter damage from the hail storm in August.
3. Any other concerns you might have.

Please be thinking about what office you would like to have or who would make good officers.

Thanks,

Vern