



Navigating needed repairs outside established budgets due to wear and tear (2025)

Townhomes:

- Replaced 20 Decks - \$140,000
- 3 Steps - \$12,000
- Wood siding/gutters/window pediments - \$28,000

Common Areas:

- Painting of the Pool Pump Room
- Repaired concrete issues at the pool
- Pressure Washing of the common area sidewalks and walkways
- Eliminate Bare Spots in the common areas
- Irrigation Repairs



2026 Preview

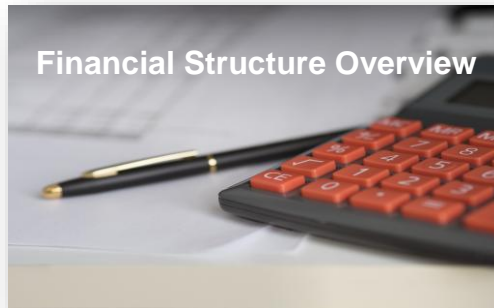
- Complete Townhome deck and step replacements.
- Beauty Strip Initiative to enhance the Enclave and Coventry beauty strips
- Continue to address aging issues in the townhouse group and common areas.
- Continue to establish consistency and compliance in addressing the community's maintenance standards (i.e. exterior painting, lawn care, etc.)
- Painting of the Tennis Pavillion, eliminate the bare spots in the common areas, planting trees in Pine Straw Mountain, and some necessary irrigation repairs



Village Grove Homeowner's Association Annual Meeting 9/18/2025

Our Mission:

In partnership with our property management company, Shaben & Associates, to oversee the common assets of the property/area, manage its finances, run business affairs, maintain the integrity of the Covenants and Bylaws to ensure continuity (of all the above), and oversee the maintenance and upkeep of the community. This provides consistency and structure to the community, protects property values, and ensures our neighborhood is a pleasant place to live.



Our finances are managed through 3 separate budgets:

- Common Area
- Enclave Homes
- Townhomes (Coventry)

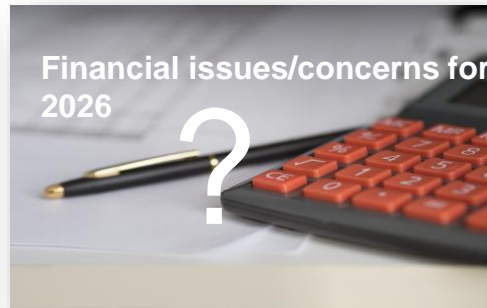
All community members contribute equally to the common area budget:

- Estate Homes: \$950 annually
- Enclave Homes: \$79.16 Monthly
- Townhomes: \$79.16 Monthly

After the common area budget has been satisfied, the remaining monthly dues are distributed as follows:

- Enclave Homes:
 $\$165.00 - \$79.16 = \$85.84$
- Townhomes:
 $\$310.00 - \$79.16 = \$230.84$

The remaining monthly funds are allocated to satisfy services provided to both the Enclave and Townhomes as outlined in the covenants.



- The Common and Enclave reserve budgets have remained relatively stable.
- As mentioned in 2024, age and inflation has created extreme vulnerability within the Townhome community putting a strain on the reserves townhome dues increase for 2026:
 - 41 Remaining Decks:
 - \$287,000
 - 30 Remaining Steps: \$170,000
 - Gutters and Window Pediments are the next big things that must be addressed
 - Painting, siding and soffits are in the near future
 - Curbs and alleyways will need resurfacing soon



We provided two events this year that were sponsored by our vendors, Fields of Green and Source One.

- The last day of school Kona Ice and Cookout
- 2nd annual Family Campout
- Women's Self-Defense Class
- Spring Community Walks
- Community Picnic – October 18th