

The Village

# Neighborhood News

January 2022 Volume 1 Issue 5



*Guste Island Bridge, Photo By DJ Betts*

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## Village News - January 2022

### A Month of Transformation, Change, Progress, and Looking forward to shaping our future.

Transformation, change, progress, what do these words mean? Well, for our little Village and the efforts that your Board has put forth, it is shaping our future to one we hope will provide stability, a harbor from the ever-present storm—taking refuge in our homes. Find comfort, warmth, and pleasure, finding simple, soothing enjoyments in our lives.



*Magnolia, Photo By DJ Betts*

## Changing from GNO to Magnolia

As many of you know, we have been reviewing our vendors and going over the needs of our community. After careful discussions and by mutual agreement GNO will no longer serve the Village, as of January 31, 2022.

After interviewing three separate Property Management Companies, we are pleased to announce our new vendor, Magnolia Property Management! The Property Managers are certified through Community Association Institute. The value that Magnolia Property Management brings to our Village are as follows:

1. They use the same financial institution as we do presently not charging us transition fees.
2. Savings in overall cost to the HOA will be substantial.
3. Single point of contact for HOA Bank accounts and fund transfers concerning Village Operating, Capital, and Reserve accounts.
4. Call center helpdesk that tracks calls.
5. For homeowners who submit e-checks, there is a support team to assist in setting up profiles in the new system, also no fee to use e-checks.
6. An HOA Introduction letter.

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7. Welcome Packet to new homeowners.
  8. Provide financial reports on homeowner portals for viewing.
  9. Magnolia sends out a monthly newsletter to all homeowners.
  10. Magnolia managers participate fully in community meetings.
  11. Provide monthly site reports with photos to the Board of areas needing repair.
  12. All total moving to Magnolia will save the community approximately **\$9,000.00.**

The Board Members unanimously agreed to have Magnolia Property Management take over as The Village Property Management as of February 1, 2022.

## Grass INC.

Good news, after reaching out to multiple landscaping companies, we determined that Grass Inc. best suits our requirements. Adding to the beautification of our surroundings, Grass Inc saves the community approximately **\$11,000.00.**

## Ja-Roy.

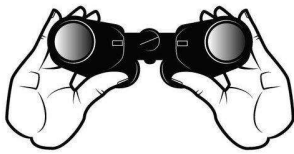
Thanks to our new contract with Ja-Roy Pest Control, you may have noticed little green spindles popping in around the ground. Ja-Roy serves all the units with a sentricon bait station, providing the community with the best termite control available.

## Fences:

- ☐ Fences that were damaged and reported during Ida are being repaired.
- ☐ If you see workers in your yard please be understanding.

## Governing Documents Ballots

- Governing Documents Ballots are 98% distributed, please email [villageshoaboard@gmail.com](mailto:villageshoaboard@gmail.com) if you have not received your Ballot
- Return by mail immediately via USPS.
- Only Owners in Good standing as of January 31, 2022, Ballots will be counted.
- Governing Documents must be Changed, Approved, and Accepted by St. Tammany Parish in the first week of February.



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### **What's Ahead:**

- Watch for information regarding our Ballot Count and the upcoming schedule for the Budget meeting.
- Please remember to mail your Ballot As quickly as possible!
- Stay tuned to news and email as further information will be ongoing.