

The Village Voice

The voice of the Home Owners Association of the Village Green Estates community.

A Periodic Newsletter

Winter 2007-08

Your Board at Work

We worked closely with a contractor on the drainage system and with residents to get needed external repairs completed. For those situations where simply writing a letter or issuing a fine has not helped resolve a serious situation, we developed an official complaint form. Finally, we have developed a website (www.theVGHOA.org) to provide twenty-four hour a day access to important documents as well as a means to

contact our property manager and board of directors. The architectural control committee has been reorganized as has our nominating committee.

Parking and Snow Removal

Please respect our parking rules to ensure that emergency vehicles can pass. During snow events, please remove all vehicles from the main drive to allow for rapid and complete snow removal.

Seasonal and Holiday Decorations

Summer decorations should already have been removed from your flower beds for the winter. Holiday decorations including all holiday lighting were to have been removed by January 15th. As a reminder, after January 15th, only the permanently mounted light fixtures at the front and rear of your home (as outlined in our rules and regulations) are permitted. Absolutely

no other outdoor lighting is permitted outside without the written approval of the architectural control committee or board of directors.

Roofing, Siding and Property Inspections

Please be sure that your roof is in good repair and has no missing shingles and that your siding is in compliance with our exterior maintenance guidelines. Mismatched siding, missing shingles and other visually detracting items will be

our main focus for the upcoming property inspections.

Safety Concerns:

To protect our children, the tot lot, basketball court, playground and gazebo all close at dusk. Also, please remember that the use of unregistered off-road vehicles, scooters, skateboards and other self-propelled riding toys is not permitted in Village Green Estates. And, please encourage your children and their guests to play away from the parking lots

and main drive to protect our children and the vehicles that are parked in the development being damaged during play.

Hot Topics

Drainage update; Your feedback is requested; Formal complaint form; www.theVGHOA.org has been launched to provide 24/7 access to important documents including Newsletters.

Your Board at Work

Board Members as elected by the homeowners: Jay Mershon, President - 1106; Dan Gross, Vice President - 1505; Brian Grohosky -1502, Vice President - 1502; Carolyn Schneider, Treasurer - 1602; Renee Kline, Secretary - 1303

We worked closely with a contractor to complete needed repairs and identify additional work needed on our drainage system. We've also reviewed our by-laws and clarified the purpose of the nominating committee (NC) and architectural control committee (ACC). Finally, we thank those of you that completed items identified during the most recent inspection and worked with a few residents that needed further clarification on outstanding items. The board is also planning for more costly future repairs that will be needed as our development approaches its 20th year such as road and parking lot

resurfacing. We've also had a few changes in the members of the board.

Repairs to the Drainage System

You may have noticed the trucks working on the drainage system. In order to eliminate standing water and aging exposed steel pipes, we worked closely with a contractor to install some new piping and a low flow channel. During these repairs, we also identified additional items needing repair and filled in some of our low spots in the field near the basketball court.

While grass seed and straw has been spread in areas where the grass was damaged by the trucks, we are also in discussions with our landscaper to make sure we restore the lawns to the same condition as before the work was done.

Architectural and Nominating Committees

Architectural Control Committee: We have identified and assigned two new members to the Architectural Control Committee (ACC). Please welcome Jim Persinger (1108) and Donna Hiryak (1604) to the ACC. They join existing member and committee chair, Dan Gross (1505). We thank you for accepting our invitation to join our ACC and look forward to working with both of you.

Nominating Committee: We have decided to formalize our nominating committee as outlined in our by-laws. For years, this committee was not formally convened. In order to preserve the effectiveness of our board now and for years to come, we felt that formalizing this committee was essential. The NC is responsible for selecting qualified candidates for the annual elections to the Board of Directors. Until now, nominations have been done informally by the board who acted as the NC.

After many discussions, we've decided to go back to assigning a formal nominating committee to ensure that we more carefully select candidates to represent the owners of Village Green Estates. The newly formed Nominating Committee consists of Carolyn Schneider (1602), Dan Gross (1505) and Jay Mershon (1106).

Moving forward, your board of directors and NC will be seeking out individuals that are interested in helping out our community. There are many ways to help the community from simply picking up after your pet to serving on a committee or even agreeing to run for election to a seat on the board of directors.

It is our goal to have at least one person from each of the five main areas of Village Green represented on the board, the NC or the ACC. If you are interested in helping out in any of these areas, please contact Linda Landan or one of your current board members.

Board of Directors Changes

After about a year of excellent service on the Board of Directors, Stephanie O'Shaughnessy, Vice President, and Joan Engle, Member at Large, decided to step down. Both were instrumental in helping us accomplish many things such as repairs to the basketball court, drainage system and developing a comprehensive exterior maintenance guide. Please join your remaining board members in thanking Joan and Stephanie for their service to our community.

The board is in the process of appointing a new Vice President to serve out the duration of Stephanie's two-year term.

Road and Parking Lot Resurfacing

We have done a great job in taking care of the parking lots and roads over the years. However, it is inevitable that the road and parking lots will develop cracks, holes and deterioration that simply coating alone will not help. For this reason, we are beginning to consider the timing and cost of resurfacing parking areas and roads. You'll hear more about this huge project in the near future.

Dues and Coupon Books

We have decided that while we have some large expenses on the horizon, we are currently keeping up with expenses. For this reason, we decided to keep the monthly dues payment the same in 2008.

Parking and Snow Removal

Please respect our parking rules and keep in mind that if you are parked along a yellow curb, you may interfere with emergency vehicles during a fire and at the very least, you may be inconveniencing your neighbors.

Snow Removal

During snow events where we have 2 inches or more of snow accumulation, please be sure to remove your vehicle from the main drive. This will allow our snow removal contractor to efficiently remove snow. Failing to remove your car from the main drive will lead to slower snow removal and ultimately an increase in the cost. The means that our homeowners association fee will increase. Please be mindful of this and remove your car from the main drive promptly before large snow events!

Parking and Vehicles

Please be aware that all residents are assigned only two permanent parking spaces and these are the spaces with your unit number painted on the curb. For guests and very short-term storage of additional vehicles, you may park in spaces that are not numbered or on the main road where the curb is not painted. If you have more than two vehicles, you must park additional vehicles on the main drive along the curb that is not painted yellow and not in the unmarked parking spaces since these are reserved for guests.

All vehicles on our premises MUST HAVE A CURRENT LICENSE, REGISTRATION and REQUIRED INSPECTION STICKER. Cars without proper and current registration may be towed at the di-

rection of the police and without notice at the owners expense.

If you do have a vehicle parked on our main drive, be sure to remove it during snow events. Not doing so could result in additional snow removal charges which may be charged back to you.

Seasonal and Holiday Decorations

Summer decoration should have been removed in the Fall and Winter holiday decorations and lights were to have been removed by January 15th.

Summer decorations should already have been removed from your flower beds for the winter. Holiday decorations including all holiday lighting were to have been removed by January 15th. As a reminder, after January 15th, only the permanently mounted light fixtures at the front and rear of your home (as outlined in our rules and regulations) are permitted. Absolutely no other outdoor lighting is permitted outside without the written approval of the architectural control committee or board of directors.

Roofing, Siding and Property Inspections

Be sure to inspect your home's exterior for the condition of your roof, siding, decking, windows and fence (both inside and outside the fence). After 20 years, most units will require attention to all or most of these items if not already done.

First of all, thank you to all of those homeowners that stay on top of your exterior maintenance and rarely if ever are found to have maintenance needed during our annual property inspections. We also thank those that did have items found and completed the work required by the deadline. We worked closely with a few residents that did not get needed work completed by the deadline.

If you are the unfortunate neighbor of someone that you believe is not maintain-

ing their property (i.e. area inside their fence, siding, deck, etc.) and because of this reducing the value of your home, please talk to Linda Landan. Your conversation will be kept confidential. Remember, your board of directors' number one obligation is to preserve homeowner equity.

Moving forward, please make sure that your siding, roof, approved fences (including the area within the fence), windows and decks are in compliance with our rules and guidelines. We will be looking closely at all of these items since having the wrong siding color or deck stain color, windows in disrepair or missing shingles can adversely impact the overall appearance of a building or the development. As a general rule, we all need to maintain the exterior of our homes as if we were trying to sell them.

Safety Concerns

Our rules address the safety of our children. The gazebo, tot-lot, playground and basketball court are off limits after dusk to minor children that are not accompanied by an adult. No unregistered, self-propelled vehicles are ever permitted on the roads, lawns or parking lots of Village Green. This includes motorized vehicles such as electric scooters and electric motorcycles. Because of the liability associated with operating this type of vehicle as well as skate boards, our insurance company forbids use of these vehicles and toys on our property.

Skateboards, Self Propelled Riding Toys and Other Unregistered Motor Vehicles

If you see someone riding a skateboard or other toy or vehicle that represents a danger to the person operating the vehicle or a potential hazard to residents or guests driving or parking in our development, please gently remind them of our rules. If they fail to abide by our rules, please let our property manager know of the situation including the unit number of the resident.

Parking Lots and Main Drive Are Not Play Areas

Please be sure to instruct your children and your guests that our parking lots and main drive are intended for cars and should not be used as play areas. We have 16.7 acres of grass including two large fields, a basketball court and two playgrounds that are much safer areas to play than our parking lots and main drive. Additionally, we've had a few complaints about damage and scratches on vehicles that may have been caused by balls, bats, hockey-sticks or bicycles. Be aware that all homeowners are responsible for damage done to other's property by our children or guests.

Let's keep our children safe and respect the property of our neighbors by encouraging our children and their guests to play away from our parking lots, main drive and away from both moving and parked vehicles.

After Dusk Our Common Grounds Are Off Limits to Unaccompanied Minors

In order to make sure that our children are safe, no children under the age of 18 are permitted at the gazebo, basketball court, playground or tot lot unless they are accompanied by an adult.

Hot Topics

Formal Complaint Forms

We have developed a form for those rare situations when a complaint is not resolved in a timely manner and more aggressive or legal action may be required to get results. A copy of this form is available from Linda or at www.theVGHOA.org.

Drainage/Landscaping Update

We are currently evaluating estimates for completion of additional repairs to the drainage system and landscaping to restore our lawns. During the repairs that were completed in fall, we found additional problems including drainage pipes that are partially clogged and badly corroded. Additionally, we are considering

adding a few trees to hide the work that will be done at the very end of the system from view by the units that overlook this area. We expect to complete the drainage work within the next few months and the landscaping in spring.

Village Green Website Launched!

We have launched our own Village Green Estates website to provide our residents with easy access to the most current documents and forms as well as an additional means to communicate with our property manager and board of directors. This newsletter and future newsletters will also be posted on the site for your reference.

Please take a minute to visit the new site at www.theVGHOA.org and let us know what you think!

We Need Your Feedback

Feel free to let your board know what's on your mind when you see us or call Linda Landan, our property manager, at 610-369-2720 with your comments or suggestions. For those of you that prefer to communicate via email, contact Linda via email at VillageGreenEstates@comcast.net. You can also go to www.theVGHOA.org/contact_us and complete the online feedback form.