

The VALLEY WOOD VOICE

Volume 1, Issue 4 April 2022

Hello Valley Wood!

This issue is coming out a bit early because we wanted to let you know that Tall Pines reported that Pavemaster Asphalt Paving, LLC is scheduled to be back in Tall Pines on Monday, March 28th.

The company will survey the roads and perform work on roads that need attention after the initial coating, filling, paving etc. that was done last April.

The Tall Pines Board also has the large common ground island at the end of Millriver Drive, and an island on LaQuinta Dr slated for landscaping services. The board has been working on some improvements with them in order to keep our community looking nice for our residents.

Maintenance Notice:

Villa and carport gutters and downspouts are scheduled for April 11-13. A notification email blast with more information will be sent out later this month.*

The Bi-Annual Soft wash of the carports will be done at the same time.

***IMPORTANT**

If the Board does not have your email address, please send it to Dennis Babe at vwdennis@wi.rr.com*

**This is a new address for Dennis. Please change it on the "Save This Page" (page 4) of the March issue you have.*

The Board is still lacking a large percentage of owner email addresses. It is important that the Board can send timely notification emails out for situations such as maintenance dates, meetings, events etc.

Your email address is not visible to other owners receiving these emails and is not shared.

Thank you!!

Valley Wood Monthly HOA Meeting

Date: March 15, 2022

Time: 7:00 PM

Location: Tall Pines Clubhouse

Call to order 7:00 PM by Jill Bell-President.

Board members present: Cathy Westerman, Lynda Leonard, Dennis Babe, Diane Zenchuk, Marian Pope and Craig Kirby from Parklane, a quorum was established.

Proof of Notice of Meeting was posted on site, email and Tall Pines Newsletter Calendar

Pledge of Allegiance

SECRETARY'S REPORT: Lynda - Approve minutes from previous board meeting: A motion to waive the reading of the minutes from the last meeting as posted on Tall Pines website, motion made by Jill, 2nd by Cathy, all in favor, motion carried

TREASURER'S REPORT:

Dennis
Monthly Income is \$14,803. Monthly expenses are \$15,651 for a Deficit of \$848.

Year to Date Income: \$179,010 YTD Expenses \$178,632 for a Surplus of \$378.

Accounts Receivable (Owners Owe): \$757

Operating (Checking) Account: \$48,369

Reserve Funds: Roof= \$115,332, Painting = \$42,755, General= \$95,418, Total of \$253,505

Total Operating & Reserve Funds = \$301,874

Fiscal Year 2021-2022 Actuals Compared to Budget:

Income: Actuals \$179,010 compared to Budget \$177,744 for a positive variance of \$1,266

Expense: Actuals \$178,632 compared to Budget \$177,745 for a negative variance of (\$887)

Bottom line: a positive result of \$379, a nice job of creating the 2021-2022 budget and sticking to it!

COMMITTEES:

☐ Architectural - nothing to report

☐ Maintenance – Jill gave update on gutter, carport, soffit

and fascia cleaning to be done in April

☐ Fines - nothing new

☐ Welcoming – nothing new

OLD BUSINESS:

1. LaQuinta Pond – nothing new

2. Once again, please send Parklane your current address, Florida and elsewhere, including your email address. If you would like to be in the Tall Pines directory, fill out the owner profile form available on the Tall Pines website and submit to Ameritech. It is very important to have your information updated.

3. As always, if you have a concern within the community or any services provided for our community, please let Parklane or a board member know so the situation can be addressed

NEW BUSINESS:

1. The Board will be walking around checking for items that need attention. If your Villa patio (Front and back), driveway or front entrance needs cleaning or trimming on the outside please do so.

2. Annual Meeting Opinion Poll:

Jill read the board's response (see the full response below) with a motion to table the rental amendments by Jill that was seconded by Diane. Followed by discussion where a homeowner raised a concern over the appearance of a neighbor's front and not addressing the rental amendments. The board heard the concerns, appreciated being informed of the concerns but continued to support the reasoning for not pursuing the amendments and voted to table it, all in favor.

3. Reminder, if selling your unit, inform Realtor of amenities, i.e. no pool, golf course or restaurant.

OPEN FORUM:

1. Sue MacQueen asked about a bill from Green Thumb with a response that it is already being looked at.

2. Sue MacQueen raised concern over the cost of the Tall Pines newsletter, of which she was redirected to share this with Tall Pines.

3. Sue MacQueen brought up the cost of the garbage and

recycling with a response that we didn't have the contract in front of us but will get it and look into it.

4. Sue MacQueen asked for a status on the two roof repairs:

a. 7617 Oakmont – Craig's response being the repair estimate is received with the deposit pending approval

b. 10700 LaQuinta – Craig understood that the repairs were complete.

Next meeting April 19, 2022, 7:00 PM at Tall Pines Clubhouse

Jill made a motion to adjourn, 2nd by Lynda, all in favor, Adjournment time 7:42 PM

Respectfully submitted by Lynda Leonard, Secretary, Valley Wood BOD

2022 Valley Wood Opinion Poll Response

The results from the Valley Wood HOA Opinion Poll have been tallied. First and foremost, thank you to all who responded. Unfortunately, only 41 responses were received, out of the 92 residents, or only a 45% response rate. Because of this low response rate, the board feels this is not a good representation of our community and is keeping this in mind during our review of the results at a board workshop on February 28th.

Question 1 - regarding a rental percentage cap, 95% of the responses were yes.

Question 2 - in regards to changing the 90 day duration of a rental, 56% of the responses were yes. Contrary to these results, the board felt amendments for these questions are not needed at this time, with the reasons being:

1. Again, an overall low response rate.
2. There are good controls in place with the existing rule that requires homeowner and/or renter applications to be filed, with a corresponding approval process by the board and the property management company.
3. There is a lack of information about our 92 residents that allow us to make an informed decision, as well as providing us with the information to create a process to enforce a "rule".

4. Based on what we do know (or at least have a reasonable sense about it), there are currently little to no issues and historically, this is not an issue that has gotten out of control.

5. In regards to insurance or mortgage property values, companies have to look at all the properties surrounding us, not just the 92 properties in Valley Wood. The other communities around us have to also be considered.

Question 3 - the splitting of our monthly HOA fees between Tall Pines and Valley Wood came in with unanimous response of no. One of the reasons for doing this was to address the late and/or delinquent monthly HOA dues and the financial burden it placed on the Valley Wood finances. As the Treasurer, Dennis Babe looked back on the last 4 months of late and/or delinquent dues to see that the carryover from month to month was minimal to none. Even without a deeper dive into the cost of splitting the dues, i.e. coupon books printing, an additional check, envelop and postage by the manual check writing owners, etc., the board feels this is not needed and will stick with the motion by Jill in the regular January monthly meeting to table this item.

Contact Information - Because of the contact information that was provided, 8 email addresses were either updated or added, contributing to number of residents we can make contact with via email when news, activities, issues, etc. need to be communicated.

Congratulations & WELCOME!
To NEW VALLEY WOOD
OWNERS

John and Nhien Kluttz
Of 10644 Millriver Drive

*Wishing you every
Happiness
In your new Home!*

Mat Makers Wanted!

Valley Wood Board Member Diane Zenchuk is looking for anyone interested in joining the Mat Makers group!

The popular group meets every Wednesday at 10 am at the Tall Pines Clubhouse library to make sleeping mats for the homeless.

If you'd like to join in, and help with this needed project, please contact Diane at vwdianez@gmail.com or 402-210-3447

Community Information

- In order to enforce the speed limit, new stop signs will be installed on Millriver Drive, near the beginning and about half way down.
 - New sixteen gallon bushes that are 5-6 feet tall will be replacing the small bushes in the shrub border open to Decubellis Rd.
 - Irrigation has been changed back to twice per week.
 - The Tall Pines Board is looking to hire someone for Cleaning of the Clubhouse. If you or someone you know is interested, please contact Tall Pines HOA President Paula Morin at 207-468-0656.
 - New exterior security cameras will soon be functioning at the Clubhouse.
 - Work on improvement of Common Ground areas will be starting.
 - Bunco was restarted in March. There was a good turnout of happy residents! Bud Johnson (727-848-3549) is in charge.
 - The golf course is for sale at \$2.5 million. WaWa was reported to be interested in the area of the back 9 holes.
- There is also interest in the front 9 for an Executive Par 3 golf course if the sale is split up.

