

The VALLEY WOOD VOICE

Volume 1, Issue 1 January 2022

UP FRONT

Dear Valley Wood Owners,

Welcome to a new Valley Wood publication!

At their December HOA Meeting, the Tall Pines Board of Directors announced through their management company, Ameri-tech, that all communities were to submit their monthly HOA meeting Minutes to a new website, www.tallpinesnpr.com.

This new website is being managed by Ameri-tech. Since the Hi Lites will no longer be printed, meeting Minutes from Hunt Ridge, Ruxton Village, Ruxton II, Spring Lake and Valley Wood will no longer be hand-delivered to community owners to read. The only way to see all the Minutes now, is to go on-line to the new website, or to go to the Clubhouse and see one posted for viewing.

The Valley Wood Board feels that many owners do not have a computer, do not go on-line, are not computer savvy or can not easily get to the Clubhouse in order to read our meeting Minutes.

Another point.....It is so important to also stay up to date on the activity and financial health of the Tall Pines HOA also! Every Valley Wood owner pays \$52.40 per month/\$628.80 per year to Tall Pines.

We would like to encourage you to attend both, our HOA meetings, and the Tall Pines meetings. Valley Wood has 92 owners and in all of Tall Pines, there are over 300. Yet, the average attendance of each monthly meeting (outside of the Annual Meeting) is around 12- 15 people!

For these reasons, we have started a small, inexpensive newsletter in which to print our HOA Meeting Minutes, meeting dates and times, reminders, notices, welcomes to new villa owners, Tall Pines HOA news, etc. Our goal is to keep you easily informed & involved.

Our Best,

Ray Mac Queen, Sue Mac Queen, Jill Bell

Valley Wood HOA Meeting Minutes December 14, 2021 In Person and by Zoom

Call to Order: at 6:01PM by Ray Mac Queen

Posted: On site, in the Hi Lites & by email

Roll Call: Present: Acting President Ray Mac Queen, Secretary Sue Mac Queen, Treasurer Jill Bell, Cathy Westerman and Craig Kirby from Parklane RES

Quorum: reached

Pledge of Allegiance: Conducted

SECRETARY REPORT:

Sue Mac Queen reported that November minutes were published in the Hi Lites. Motion to waive the reading and accept as published, by Jill. Second by Cathy. All in favor 4/4, motion passed.

TREASURER REPORT for NOVEMBER 2021:

Monthly Income is \$16,201. Monthly expenses are \$14,152 for a Surplus of \$2051.

Year to Date Income: \$134,407. YTD Expenses \$130,745 for a Surplus of \$3,662.

Accounts Receivable (Owners Owe): \$517

Operating (Checking) Account: \$49,975

Reserve Funds: Roof = \$107,922 Painting = \$40,691 General = \$90,900

Paving= \$3,697 for a Total of \$243,210

Total Operating & Reserve Funds = \$293,018

COMMITTEES

ARCHITECTURAL—No activity

MAINTENANCE—No activity

FINES COMMITTEE—No Activity

WELCOME COMMITTEE—Jill reported new residents on Bayhill Ct and LaQuinta Dr

VIOLATIONS: Reminder that a Walk-thru will take place in January.

OLD BUSINESS:

POND: The TP board approved an expenditure for Pristine Ponds to install 400 plants after frost danger, around the east end of the pond in an attempt to stabilize the soil.

ROOF LEAKS: One on Bayhill Ct has been repaired and the \$975 invoice paid. Bids have been approved for 10700 and 10814 LaQuinta.

RENTAL UNIT LIMITATION LIMITATION AMMENDMENT: In process. A page for voting on this will be in the January mail package.

TALL PINES BUDGET: There is no dues increase to Tall Pines. Each owner will continue to owe \$52.40 for the 2022-2023 Fiscal Year.

OLD BUSINESS, CONTINUED

GREEN THUMB 2022-2023 BUDGET: The Board may extend the weekly mowing through October. No use of Round-Up, and bi-weekly edging will continue.

MAILBOXES IN POOR CONDITION: Two mailboxes are reported to be in poor condition. With sharp edges, rust and water leaking. USPS needs to be contacted.

NEW BUSINESS

LATE FEES: In November, Parklane started charging late fees on delinquent HOA payments. The Board was not aware of this, until the financials were reviewed, and will follow up with them.

JANUARY ANNUAL MEETING MAIL PACKAGE will include:

1. Board Nomination Sheet
2. Copy of the 2022–2023 Budget
3. Rental Limitation Amendment
4. An Amendment to transfer the funds in the Paving Reserve to the Roof Reserve and then eliminate the Paving Reserve.
5. Note to send owner's current villa insurance declaration page to Parklane. PET coverage must be included if you have a DOG.
6. Valley Wood Pet Ownership form needs to be updated & sent in.
7. A list of Violations from the January Walk-thru will be sent. Please correct your violations ASAP within a month.
8. A proxy form

REPORT ON THE DECEMBER TALL PINES MEETING: HOA Meeting Minutes will no longer be printed in the Hi Lites. The Tall Pines' management company, Ameritech, will host a new website called www.tallpinesnpr.com. The minutes from all communities will be there. Printed copies will also be at the clubhouse for those who do not go on-line. The December Hi Lites was the last issue done by Sue MacQueen. Further plans for the Hi Lites are not definite. It may be adjusted to highlight social events and activities.

OPEN FORUM

Owners had comments about the Late Fees-the ease of automatic payments was mentioned. General disappointment over the Hi Lites-especially not having the calendar and the minutes.

NEXT MEETING

January 18th, 6PM

Thank you to the 12 people in attendance

ADJOURNMENT

Motion to adjourn by Sue. Second by Jill. All in favor 4/4. Motion passed. The meeting adjourned at 6:33PM.

Submitted by

Sue Mac Queen, Secretary

NEW VALLEY WOOD OWNERS!

Congratulations & WELCOME!

KATHY SHIELDS & JENNIFER KRAMER of 7630 BAYHILL COURT

CLAY RODERICK & ASHLEY ARSENAULT of 10736 LAQUINTA DR

JOYCE ADAMS of 10712 LAQUINTA DR

ROBERT & JOSEPHINE MUNDAY of 10530 MILLRIVER DR

MARKO MATTA & CAROLINE SAMY OF 7626 MUTTONTOWN LANE

TALL PINES NEWS

YOU SHOULD HAVE RECEIVED A FRONT DOOR DELIVERY OF THE FIRST ISSUE OF THE GREAT NEW TALL PINES MONTHLY PUBLICATION CALLED:

TALL PINES AT RIVER RIDGE COMMUNITY NEWSLETTER

THIS MONTHLY PUBLICATION IS FOCUSED ON COMMUNITY ACTIVITIES SUCH AS **GAMES**—BUNCO, BINGO, YAHTZEE

SOCIAL ACTIVITIES

- PARTIES SUCH AS OUR CHRISTMAS PARTY & ST. PATRICKS DAY PARTY
- COFFEE 'N CAKE - THE NEXT ONE IS ON JANUARY 15TH AT 9 AM
- MOVIE NIGHTS
- FIRE PIT SOCIALS
- COCKTAIL PARTIES!! Remember the fun Sangria cocktail party?!
- MAT MAKERS - making sleeping mats for the homeless every Wednesday am

CLUBS

- MENS CLUB - Puts on great events such as our Christmas Party, Veteran's Day Celebration, St. Patty's Day Party... THE CLUB IS ALWAYS LOOKING FOR NEW MEMBERS!
- SOCIAL COMMITTEE - THEIR FIRST MEETING IN 2 YEARS IS HAPPENING ON 1/10 at 6 PM!

YEARLY COMMUNITY GARAGE SALE

PRINTING GREAT PHOTOS FROM OUR EVENTS

New!! TALL PINES TRADER - SOON YOU WILL BE ABLE TO SELL ITEMS IN THE NEWSLETTER!

IT'S GOING TO BE GREAT TO HAVE ALL OF THIS GOING ON AGAIN!!

WISHING A HAPPY, HEALTHY & SAFE NEW YEAR TO EVERYONE IN VALLEY WOOD!