

The VALLEY WOOD VOICE

Volume 1, Issue 5 May 2022

Hello Valley Wood!

The summer months are upon us soon! Jill Bell & Dennis Babe will not be in Valley Wood until the fall.

Cathy Westerman, Marian Pope, Diane Zenchuk and Lynda Leonard will be here. Contact information is on page 4.

Thank you to everyone who takes pride in our wonderful community, and in so many ways contributes to making Valley Wood living so nice.

Wishing everyone a great Summer, and good health!

Happy Mother's Day to our Valley Wood Mothers,
and in advance,
Happy Father's Day to the Dads!

Important: Please Note:

Valley Wood President Jill Bell has a new email address, effective immediately. It is: **vwjillbell@gmail.com**

***IMPORTANT**

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

**This is a new address for Dennis. Please save the revised contact information on page 4 of this issue for future reference.*

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 the recent trash pick-up day change to Monday and Thursday, maintenance dates, meetings, events etc.** Your email address is not visible to other owners. and is not shared.

VALLEY WOOD HOA MEETING

Tall Pines Clubhouse

April 19, 2022

Meeting was called to order at 7:01 pm. Roll call was taken by Jill Bell President. Members in attendance were Lynda , Dennis, Diane and Marian. A Quorum was reached. Jill introduced our newly appointed Parklane representative Richard (Rico) Bremer.

SECRETARY REPORT

Lynda made a motion to waive the reading of last month's Meeting Minutes and to accept them as published on the Tall Pines website. The motion was 2nd by Dennis and all were in favor and motion was passed.

TREASURER'S REPORT

Monthly and Year to Date Income is \$16,199. Monthly Expenses are \$14,128 for a Surplus of \$2,071.

Accounts Receivable (Owners Owe) \$661

Operating (Checking) Account \$52,174

Reserve Funds: Roof \$116,915 Painting \$43,443 General \$96,920

Total of \$256,203 (Roof Repairs of \$1,075)

Total Operating & Reserve Funds \$308,377

COMMITTEES

- **ARC COMMITTEE** Millriver new patio
- **Maintenance Committee** Jill gave update on carport and gutter cleaning
- **FINES COMMITTEE** **Nothing** to report
- **WELCOME COMMITTEE** **No** new Residents

OLD BUSINESS

- Villa maintenance Owner Notifications were sent out. When complete please contact Parklane. UPDATE by the Board on how many still outstanding as per Cathy & Diane as follows: 37 violations and 25 left to be resolved.
- Annual Meeting Renter follow up: Number of homeowners living in units, Number of Renters and Percentage of renters. This is for information only as the cap on Renters was tabled at this time. As per Dennis as follows: 92 Units, 74 are Owner Occupied, 66 are Full Time, 18 are Part Time. 8 Rentals of which 6 are Full Time and 2 are Part Time.
- Response to the Waste Connection cost question at last meeting by Sue Mac Queen : There has been a price increase. It is now \$16 per Unit which is still slightly below the County's cap of \$16.81.
- Response to the Green Thumb Charge question at last meeting by Sue Mac Queen: It was in error and has been credited back.

NEW BUSINESS

- Carport Cleaning has been completed
- Next year we will look into painting carports as needed
- New Trash pickup days: Monday and Thursday
- Rescinded the motion from January 12, 2022 to order a Reserve Fund Survey. The cost of this would be approximately \$2,000 to \$5,000. Jill is getting roofing quotes from Contractors. Jill made motion, 2nd by Lynda. All were in favor and motion passed.
- Meetings adjourned for the Summer. Board members that will be here all Summer: Cathy, Lynda, Diane and Marion if you should need anything.

OPEN FORUM

There were no questions or conversation to report. Diane stated that low attendance is a good sign that things are going well.

Next HOA Meeting will be in the Fall of 2022 at 7pm at the Tall Pines Clubhouse. Motion to adjourn by Jill, 2nd by Diane. All were in favor and motion passed.

Submitted by Lynda Leonard
Valley wood HOA Secretary

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.

Help is needed flattening and/or cutting bags. Come to our Wednesday morning meeting and we will bring bags and show you what is needed!

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

Please Note: Residents are responsible for cleaning up any trash that is scattered if an animal or bird rips open your trash bag. Owners are also responsible for removing rust stains from your shed, carport, driveway, sidewalk, patio or stucco. Please put in a work order to Gary if your sprinkler needs to be adjusted.

Good to Know:

Did you know that our Wednesday recycle items may be placed in blue plastic bags for pick-up. (available at WalMart) This may make recycling easier, and will help to avoid items being blown around on windy Wednesdays!

Please Save this **Updated*** Page!

2022 Valley Wood Board of Directors Contact Information

President: Jill Bell (518) 725-6407 vwjillbell@gmail.com *new

Vice-President: Cathy Westerman (615) 476-2886 valleywoodcat@gmail.com

Secretary: Lynda Leonard (727) 365-1186 lynleo7631@gmail.com

Treasurer: Dennis Babe (262) 786-1076 vwdennis@wi.rr.com *new

Director: Marian Pope (727) 207-1451 marianpope39@gmail.com

Director: Diane Zenchuk (402) 210-3447 vwdianz@gmail.com

Green Thumb Unlimited Scope of Work, 2022-2023 Contract Mowing of all turf areas according to the following schedule:

Should conditions arise that disrupt this schedule, (ie, unexpected delays, adverse weather conditions) the schedule will be adjusted in GTU LLC's sole and complete discretion to maintain the appearance of the community.

May 1st thru October 31st – once per week

November 1st thru April 30th – every other week

Grass clippings will be blown from all paved areas upon completion of lawn maintenance.

Edging of all walkways, curb areas and plant beds will be done bi-weekly.

Line trimming will be done around trees, posts, fences, and any area that is inaccessible to the mowers.

Exclusion: GTU LLC will not be responsible for damage as follows, exposed garden hoses, personal items left on the turf or in shrubs, wear on carpeting, tile, borders, sidewalks, patios, driveways & porches. Screen enclosures, or vinyl siding directly adjacent to turf, or shrub areas with no border or kick plate protection; gutters, downspouts & any exposed pipes or wires and

Decorative lights installed directly in turf, without protection of a border.

Hedge & Bed maintenance: Maintain hedges & shrubs according to the following schedule:

Hedges & shrubs will be pruned – once a month (fronts, tops, sides, and backs)

Trim rear hedges facing golf course on Laquinta

Remove or mulch clippings created by pruning shrubs as the work is performed.

Spray beds & hard surface cracks with a post emergence herbicide (Trubune) to kill weeds – once a month NO ROUNDUP WILL BE USED

Exclusions: GTU LLC shall not be required to maintain wood lines, conservation areas and /or natural landscape beds. GTU is not responsible for removal of seasonal plant leaf drop.

In order for us to properly maintain weed control in flowerbeds, a 3" inch layer of mulch is required at additional cost.