

The Village at Lake Chelan December 2017 Newsletter

President's Corner

Wayne Gordon will serve as the new Board President for the 2018 term. Wayne brings a vast amount of experience as a board member not only from The Village at Lake Chelan, but as a long-time board member in Arizona where he and his wife Donna like to spend their winters.

Wayne has served as the Member at Large for The VLC board and also as the Board Liaison to the Landscape Committee. You likely observed Wayne cruising the neighborhood in his green golf cart with all kinds of landscaping tools affixed to it. He often had a shovel, rake or weed whacker in his hand and a smile on his face!

Please welcome Wayne as the new Board President and thank him for his service over the past few years and in his new role. We are quite fortunate to have him and his experience and knowledge!

Committee interest: If you have any interest in getting involved in the community and may like to serve on the Architectural Committee, Landscape Committee or Pool Committee, please contact a board member or send an email to the HOA email account listed below. The more volunteers we have, the better!

NEED TO CONTACT A BOARD MEMBER OR MAKE
A SUGGESTION? PLEASE USE THIS EMAIL

ADDRESS: VILLAGEHOA@HOTMAIL.COM



WEBSITE: Villageatlakechelan.com

Thanks to the following residents who have offered to serve our community:

- Thanks to Jerry Smith and Mike Zeitner for serving as the snowplow committee. It can be a tricky decision when to call out the snowplow driver and Jerry and Mike have done a great job!
- Thanks to Kevin Stover who agreed to be the gate keeper of the back gate until it got smashed by a truss truck! The new gate has been ordered and we hope it arrives soon so we can get that back entrance/exit secured again.

MAINTENANCE REQUIREMENTS PER RULES AND REGULATIONS:

Maintenance, Section 1, b:

All landscaping shall be kept mowed, trimmed, fertilized, watered and well maintained at all times. No compost piles will be permitted. Yards must be kept free of weeds and any other noxious plants that tend to spread by root or seed, and sprayed as needed to control pests and diseases. Owners shall remove all dead or diseased plants and bushes and replace them with healthy new plants and bushes.

Please do your part to keep our neighborhood looking sharp by removing weeds, dead plants and applying seasonal fertilizer to your lawn. Our lawn service mows our lawns but does not apply necessary lawn food.

Work party volunteers are needed for the pool deck sealing (Spring 2018).

If you are interested in helping with this project, please contact Leslie Burns (Lyleandlesie@msn.com) or Wayne Gordon (Wayneegordon@hotmail.com).

2017 VLC Re-cap

- **Financial audits:** Jeff Webb, CPA located in Chelan, completed audits of our financial accounts for 2015 and 2016. Jeff did not have any negative findings and said our financial management practices are sound. The Board will begin the 2017 audit during the first quarter of 2018.
- **Reserve study:** A comprehensive, on-site reserve fund study was completed in October. Generally, our fund is in good shape for the next 5 years. Unfortunately, due to low funding rates over the past several years, the fund becomes less healthy after 5 years. The Budget Committee decided to increase the fund contributions incrementally over the next several years in hopes of making up some ground and insuring a healthy long-term fund. As a result, the HOA dues were increased from \$60 a month to \$70 a month, effective January 1, 2018 to help fund the annual contribution increase.
- **Tree trimming:** Tree trimming has been completed along the perimeter common area fence line, mostly on the east and west sides of the community. The Board was able to get a better rate by having the work completed in the off-season when tree trimming work generally slows down. We will be utilizing this same company to help manage the un-landscaped common areas that got out of control last year. The weeds will be cut back early in the season and more frequently in order to keep the fire hazard as low as possible and to keep the areas more visually attractive to people and less attractive to varmints.
- **Maintenance of empty lots:** The CC&R's require owners of unimproved lots (lots without homes on them) maintain the appearance of the lots at their own cost. This covenant has not been enforced previously. The board will be enforcing this requirement effective 2018, requiring owners to maintain the appearance of the lots and to keep the spread of weeds and their seeds to a minimum. There is widespread concern amongst residents that the unimproved lots collect weeds which spread to neighboring lots in windy conditions and are unsightly. Owners of the unimproved lots will receive their third and final notification of the new requirement at the end of 2017. Owners who would like assistance in locating a service to work on their lots can contact a Board member or Landscape Committee member who can provide contact information on local service providers. The key to easy maintenance will be to start early on cutting the weeds back and often until the heat of summer sets in and the growing is diminished. The first cutting should occur around April 1st to avoid weeds from getting out of control. Owners who do not arrange for their own maintenance will be billed for an outside service to maintain the lot.
- **Welcome to our newest board members:** Renee Elia will serve as Vice President and Architectural Committee Liaison. Sherry Ochsner will serve as Member at Large and will assist returning Board Treasurer Toni House with the Treasurer duties, as well as handle the mailbox and key assignments. We are very fortunate to have Toni return and to have Renee and Sherry join the Board!



Thanks to Patti and Bob Myers for purchasing the 2 holiday wreaths that decorated our entry gate over the holidays. This is the 2nd year in a row the Myers' have provided the VLC with holiday cheer!



Holiday Lighting

Thanks to the Lee & Linda Parker family for putting up the holiday lights during the Thanksgiving weekend! I will be taking them down on New Year's Day and if anyone wants to join me, I will welcome your assistance! The Board wishes you all have a safe and happy new year!!!