

The Village at Lake Chelan May 2017 Newsletter

President's Corner

Spring and warm weather have finally arrived!

Your Board Members and Committees have been working very hard to get the common areas sprinkler systems repaired and working properly, the landscaping mowed, weeded and properly trimmed and most importantly the pool cleaned and ready to use for a Memorial Day weekend Saturday opening.

We are also working very hard to stay within our budget for all projects that are in need of being completed this season.

We have a lot of new houses under construction with several more in the plan approval process. Your ARC committee is working very hard to make sure that the contractors adhere to the rules but we have to be patient with some of the necessary construction activities.

Have a wonderful summer, I'll see you at the pool. (Don't forget to bring your new pool pass and help to see that everyone abides with the pool rules).

Best Regards,

Lee Parker, Board President, 2017

Board Positions:

President: Lee Parker

Vice President: Karen Holst

Treasurer: Toni House

Secretary: Leslie Burns

Member at Large: Wayne Gordon

Seeking volunteers for the Landscaping Committees & dues mailing address reminder

The VLC Board is recruiting interested parties to serve on the Landscaping Committee. We currently only have a committee chair person on the committee. There is a lot of work to do in this area and it would be great if we had some community member involvement. If you are interested in serving, please notify the board in person or via email at VillageHOA@hotmail.com. The current board member liaison for the Landscape Committee is Wayne Gordon.

The Landscape Committee scope of work is as follows:

- Monitors and advises the board of any problems or necessary maintenance needed in the common areas
- Conducts regular meetings to discuss possible future improvements and maintenance projects and prioritizes those projects.
- Involved in volunteer projects designed to clean up and improve the common areas
- Work with landscape contractor as necessary through the Landscape Committee board liaison

HOA ACCOUNT UPDATE

The new HOA accountant is Cindy Smith of Manson. Effective immediately, please send all future HOA dues payments to:

Cindy's Bookkeeping
1190 Summit Blvd
Manson, WA 98831

If you utilize "bill pay" through your bank, please be sure to update the address on line. If you sent your May dues payment to the P.O. Box 484 address, we have collected your payment and it has been recorded in your account.

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

VILLAGEHOA@HOTMAIL.COM

www.Villageatlakechelan.com



Board Meeting Highlights and Neighborhood Reminders

(Meeting Minutes and documents are posted to the VLC website)

Treasurer's Report:

The Board has saved 10% on the common area lawn mowing by paying the full 2017 invoice in advance.

There are 8 owners who are behind in dues. Each owner will be receiving a demand letter to include penalties that may be incurred if the accounts are not brought current.

Cindy Smith has been retained as the HOA accountant and is reviewing each account for accuracy. Cindy is also working on correcting some accounting practices that were used in the past. Beginning in May each owner will receive a monthly invoice. Late fees will resume in June once all accounts have been audited. **All dues payments shall be mailed directly to Cindy's Bookkeeping, 1190 Summit Blvd, Manson, WA 98831.**

Landscape Committee Report:

Wayne and Donna Gordon and Kristi Smith weeded the SR150 planting strip this month which has been a great improvement.

There is a lot of landscape work that needs to be done and the current budget does not support it. Some of the work that needs to be completed is as follows: Plastic collars around tree trunks to prevent damage from weed eaters, tree trimming around the perimeter, permanent maintenance of the planting strip along SR 150, irrigation head replacement and common area maintenance. The Board is seeking methods to stretch the budget in order to accomplish this necessary work.

Maintenance of unimproved lots:

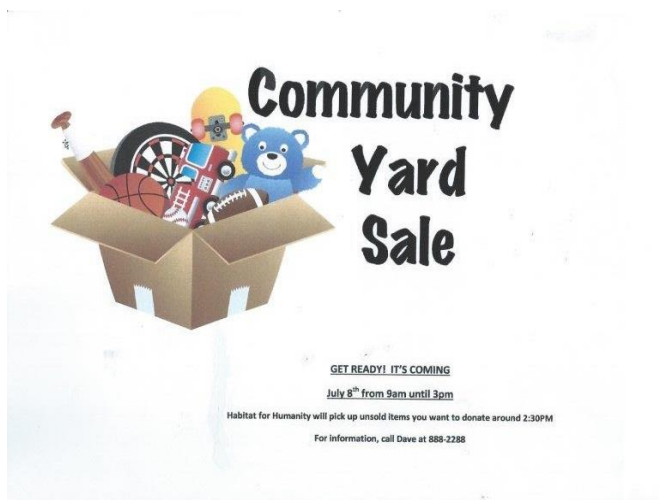
It is getting very expensive for the HOA to continue to maintain the appearance of the undeveloped lots, approximately \$1,000 each time the lots need to be cut. Section 5.3(b) – Guidelines and Procedures of the recorded CCRs contains the following phrase (page 12): "If construction does not commence on a project for which Plans have been approved within one year after the date of approval, such approval shall be deemed withdrawn and it shall be necessary for the Owner to reapply for approval before commencing the proposed Work. **Until commencement of construction the Unit must be planted with ground cover or other landscaping in accordance with guidelines issued by the ARC.**" Select Board and ARC members are working on developing maintenance requirements for owners of undeveloped lots.

POOL CARDS



This golf cart is for sale by Village homeowner Steve Merrill. The cart has a gas powered engine, upgraded mag wheels, seating for 4 and is in excellent condition. Asking price is \$4,000. If interested, call Steve at 206-571-6147. Located on Havenwood Drive in The Village.

The Village at Lake Chelan yard sale is scheduled for Saturday, July 8th from 9:00am to 3:00pm. If you are willing to assist this year's host, Dave Dickes, please contact him directly at gwfdickes@nwi.net.



The new pool cards have been made and delivered to homes in the neighborhood. Some owners with lots elected to have their cards mailed to them which has been completed. Each lot owner received a set of 4 cards which shall be displayed when owners and guests use the pool facility.

Each packet of cards included a full set of the updated pool rules and instructions for displaying the pool cards. If you have not already reviewed the rules and instructions, please do so before the pool season gets underway on Memorial Day Weekend. It would be great if we didn't have any pool use violations this season.

B. NON-RESIDENT, FAMILY MEMBER USE OF POOL

Family members of The Village at Lake Chelan property owners may use the pool without the presence of the homeowner in the pool area under the following conditions:

- The family member is 21 years of age or older and;
- The family member is staying **overnight** in the homeowner's residence as a guest at the time they are using the pool and;
- Family members must prominently display a resident's use card (which will be provided by the HOA) while they are in the pool area and;
- Family members under the age of 21 are only allowed to use the pool if they are accompanied by a family member meeting the criteria listed above, i.e., a grandchild of the homeowner is accompanied by the

New Age Requirement:

All persons under the age of 21 must be accompanied by an adult while using the pool facilities.

If you have something you would like to advertise for sale, share a restaurant review or great recipe or post an event, contact Board Secretary Leslie Burns (Lyleandleslie@msn.com) with your information for inclusion in the next newsletter!



NEED A MAILBOX AND KEY? IF YOU WOULD LIKE AN HOA MAILBOX AND KEY, PLEASE CONTACT BOARD MEMBER KAREN HOLST AT kaholst@msn.com AND SHE WILL GET ONE FOR YOU!