

# The Village at Lake Chelan September 2017 Newsletter

## President's Corner

I would like to thank all of the homeowners who attended our annual meeting, it was a great turnout!

The large attendance shows me we are taking pride and interest in our community, in supporting our board and volunteering to help with the many projects that make the Village a great place to live.

Summer has ended and we have had a great one, the pool was well used and everyone who used it was respectful of the rules, the rest rooms and all of the amenities that are provided.

Your board has made a huge effort to make up a realistic budget for next year, while providing funds for the many projects that are required to maintain and enhance our common areas, streets and landscaping, while keeping any increase in monthly dues to an absolute minimum.

Thank you and have a great fall and winter, see you all in the Spring.

Aloha and Mahalo,

*Lee Parker*

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**Social Committee interest:** VLC Resident Ruth Ruppert is interested in starting up a Social Committee. She has several ideas for social gatherings/events and is also interested in community development. If you are interested in participating on the Social Committee with Ruth or hearing more about her development plans, please contact her directly at [awastar@aol.com](mailto:awastar@aol.com).

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

ADDRESS: [VILLAGEHOA@HOTMAIL.COM](mailto:VILLAGEHOA@HOTMAIL.COM)



WEBSITE: [Villageatlakechelan.com](http://Villageatlakechelan.com)

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

- Thanks to the ARC Committee members Cliff House, Brian Calicoat and Steve Ness who have worked hard all summer to monitor the myriad of construction projects in progress!
- Thanks to all the community members who have volunteered their time to clean up, pick up and keep our common areas looking nice!

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## 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.**

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Work party volunteers are needed for pool/picnic table refinishing (Fall 2017), pool clubhouse painting (Spring 2018) and pool deck sealing (Spring 2018).

If you are interested in helping with the picnic table refinishing project, please contact Leslie Burns ([Lyleandlesie@msn.com](mailto:Lyleandlesie@msn.com)) or Wayne Gordon ([Wayneegordon@hotmail.com](mailto:Wayneegordon@hotmail.com)).

## Annual HOA Board Meeting Re-Cap

- **Financial audits:** Jeff Webb, CPA located in Chelan, is working on completing audits of our financial accounts for 2015 and 2016. Treasurer Toni House recommends completing a financial audit annually, rather than holding off and completing them in bunches. This will save a lot of extra time and effort in collecting the necessary documentation required to complete an audit.
- **Reserve study:** A comprehensive, on-site reserve study will take place on Saturday, October 7<sup>th</sup>. Reserve Study consultants will be on-site with Board Members Lee Parker and Wayne Gordon to assess our current infrastructure and amenities and will provide the HOA with a comprehensive financial report.
- **Street repairs:** The Board will be contacting Black Rock Asphalt service to assess the streets in our neighborhood and make recommendations for needed repairs.
- **Tree trimming:** Tree trimming along the perimeter and common area weed maintenance is needed. Lee has contacted a local company who provides tree trimming services and who can also handle our common area weed/grass problem, primarily along the north fence line. The service may be able to accomplish the tree trimming in late winter when work is slow.
- **Lien Process:** It costs approximately \$300 to file and remove a lien on property as a result of non-payment of HOA dues. These costs will be passed on to the owner and the burden of releasing the lien will be placed on the owner as well as the associated fees.
- **Release/quit claim of community lots:** There are two common area lots in the neighborhood that are still owned by the developer and on which we pay irrigation fees. Toni has been working with the developer to quit claim the lots to the HOA.
- **Maintenance of empty lots:** The CC&R's require owners of unimproved lots 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 on a monthly basis at 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 three notifications of the new requirement, giving them sufficient time to make arrangements for maintenance.
- **Cars stored in overflow parking areas:** The overflow parking areas are intended for guest use at all times and owner use between the hours of 8am-8pm. The parking areas are not intended for long term storage of resident's vehicles. If owners are using the overflow parking as a storage area for their vehicle, they should remove the vehicle or face towing of the vehicle at the owner's expense. The exception to this rule is in phase one where there are a few homes that were constructed with short driveways which do not allow for a vehicle to be parked in the driveway.



Is your paint looking a little weathered these days? Is your trim paint chipping away and in need of a fresh coat? Does your house look like it needs a fresh update and coat of paint? One of our residents, Renee Elia recently had her home painted by Barb Rayburn's A&B Painting and Property Maintenance LLC of Chelan. Renee reported Barb and her crew did an outstanding job of painting the exterior of her home, arrived on time, completed the work on time and were neat as a pin, cleaning up the worksite each afternoon when they were finished. Barb can be reached at 509-860-1817 or [paintstrokes7@gmail.com](mailto:paintstrokes7@gmail.com).

As a gentle reminder, it is each homeowner's responsibility to keep their homes looking nice and that includes keeping up on the painting.

## Board Position Openings:

There will be three Board Position openings at the end of 2017, which means we need YOU to consider running for one of the positions. Two Board positions will be hold overs from this year (Leslie and Wayne's positions) and they cannot run this HOA by themselves. Please consider joining them as a Board Member in 2018. All training will be provided, no experience necessary! We are looking for residents who are good team members and who possess good verbal and written communication skills. It is important that prospective board members live in the community MOST of the time. Many of our residents leave for a few winter months which is fine, but living in the neighborhood a large majority of time is essential to participating fully as a board member.

If you have interest or are even *possibly* interested in running for a board position, please contact the Nominating Committee, Lee Parker and Wayne Gordon at:

[nh3lee@gmail.com](mailto:nh3lee@gmail.com) (Lee)

[wayneegordon@hotmail.com](mailto:wayneegordon@hotmail.com) (Wayne)

Thank you in advance for your participation!

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](mailto:Lyleandleslie@msn.com)) with your information for inclusion in the next newsletter!