

The Village at Lake Chelan June 2018 Newsletter

President's Corner

We have had a very busy and eventful Spring. Thanks to all the hard work from our Board, ARC, pool committee, and grounds committee we have accomplished far more than I could imagine this quickly.

The ARC has been swamped with new builds and on-going tasks. Bryan Calicoat has jumped in to his role as lead of the ARC, which we are very thankful for.

The board and our committees need as much help and support as we can give them.

Anyone who has the expertise and time to help us going forward, we sure can use your talents.

Thank you all for your patience as we get through this push to get things accomplished at The Village.

-Wayne Gordon

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

ADDRESS: VILLAGEHOA@HOTMAIL.COM



WEBSITE: Villageatlakechelan.com

REMINDERS and REQUESTS

- When walking your pet, please do your very best to keep your pet from going potty on resident's lawns.
- Always, always, always pick up your pet's waste. If you don't want it left on your lawn, don't leave it on any other lawn or the sidewalk.
- The speed limit in The Village is 15 MPH. Please watch your speed at all times. We have a lot of young children and seniors who walk and play in our streets.
- We will have two board positions to fill at the end of 2018. Wayne Gordon's (President) and Leslie Burns' (Secretary) terms end on December 31, 2018. Anyone interested in running for the board, please let a board member know or send an email to the HOA email account. If you are interested, both board members are willing to explain board duties and assist with any transitions. Voting for board positions will take place in November.

POOL CARDS and INFO:

Last year we instituted the use of pool cards to identify owners and their guests who are authorized to use the pool. The system worked well and we did not have any reports of unauthorized use of the pool. If you are new to VLC and do not have a set of pool cards, please notify the Board via email. Four pool cards are available for each home in the neighborhood. If you have already been assigned pool cards but have lost them, a set of replacement cards may be purchased for \$15.00.

June 2018 Board Meeting Re-cap

- We currently have 12 homes under construction. The ARC issued finals on two homes in May and expects to issue more finals in mid-July. We currently have four different contractors working in the neighborhood. There is expected to be an additional 5-6 days of blasting in our future.
- The pool is up and working well. The deck has been seal coated, the pool house painted, Lee Parker made new wood shelves for the pool room which are a HUGE improvement and several items to include patio umbrellas and a potted plant have been donated to the pool facility. Thanks to everyone who participated in the labor and to the Seigle's, Parker's and Gordon's for their generous donations!
- The HWY 150 vinyl fencing warranty claim is in progress. V.P. Renee Elia is taking the lead on this "project." She has spent many hours on the phone, left many messages in multiple countries (long story) and finally reached the head of the parent company. Samples have been sent to the manufacturer for them to test and determine if it indeed is their product. We are waiting on test results and next steps. This may take quite some time to come to a successful conclusion, stand by.
- The road work was completed this week. We are done for now and will have it seal coated in another few years. Thanks to everyone for their patience, as this was a long and drawn out project, due in part to some untimely weather which caused a big delay.
- The HWY 150 rock project was completed and the consensus among most residents is it looks so much better and will not require on-going maintenance.
- The east side fence has been completely repaired and the new boards stained. This will lengthen the life span considerably and saved a lot of money in lieu of a full replacement.
- The west side fence needs immediate attention. Several panels have fallen over and may take out additional panels due to the strain. Renee and Wayne are requesting a bid from Manson Fence for the same work they completed on the east fence. The work may commence this year to avoid further damage.
- The annual HOA meeting will be held on Saturday, September 15, 2018 at the Manson Park and Rec Office, at 10:00am.

Do you have a change of address, email or phone number?

If you have a change to any of these items, please notify the board via email (Villagehoa@hotmail.com)

The Treasurer and Secretary use this information regularly for billing purposes and routine and emergency notifications.

Help for your yard.....

Need help keeping your yard or lot weed free, someone to mow your backyard or trim your trees, etc? Pedro Zamudio takes care of several yards and empty lots in VLC and is available to take on additional clients. If interested, you can contact him at:

Zamudio's Lawn Service 509-393-3754

Also familiar with our neighborhood is Miguel Romero and he can be reached at 509-670-6972

Delinquent Dues

- Owners who are delinquent in paying their dues may have common facility privileges revoked.
- We currently have one lien placed on a home for delinquent dues and an additional property is nearing having a lien placed on the home.
- If you find yourself in a situation where you cannot make a monthly HOA dues payment, please contact Treasurer Toni House, who may be able to work with you to avoid such consequences.
- Dues payments are virtually our only revenue source which funds up our operating budget.

Payment of HOA Dues

If you are having a third party (bank) handle your monthly dues payments, please make sure they are sending the payments directly to the HOA bookkeeper:

Cindy Smith
1190 Summit Ave
Manson, WA 98831

All dues payments are due on the 10th of each month in the amount of \$70. Regardless if a homeowner receives an invoice or not, the dues are due in their entirety by the 10th. Late fines will be assessed for late payments and owners who do not keep up on their monthly dues may have a lien placed on their property. It is the owner's responsibility to have the lien removed once the dues are paid up to date. Please help the Board avoid assessing late fees and placing liens on property by paying your dues on time, every month.

CC&R's, Section 9.6: "Each owner, by accepting a deed or entering into a recorded contract of sale of any portion of the Properties, is deemed to covenant and agree to pay all assessments (dues) authorized in the Governing Documents."

If for some reason you find yourself unable to make a monthly payment, please advise the board via email in advance of the due date.