

The Village at Lake Chelan March 2018 Newsletter

President's Corner

As your new president I would like to thank Lee Parker for his service and am thankful for Sherry Ochsner and Renee Elia for taking time from their busy schedules to volunteer to serve on the board.

We have lots of work to do. However, I could not have asked for a better group to work with.

If you see them or anyone who is serving on the board or a committee, please give them a pat on the back, they all deserve it.

Please feel free to stop me when you see me around the community as I would like to get to know those I have not met and visit with those I already know. Your input and help is invaluable to our success.

Interested in joining one of the VLC committees? If you would like to join the Architectural Committee (ARC), Landscape Committee or Pool Committee, please notify the board via email. The ARC is looking for another member or two (with construction experience to assist the current team and the Landscape committee is always looking for additional volunteers!!!

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

ADDRESS: VILLAGEHOA@HOTMAIL.COM



WEBSITE: Villageatlakechelan.com

Rules and Regulation Reminders

Now that The Village is getting filled up with homes, it is more important than ever for each resident and their guest(s) to follow the rules and regulations that govern our neighborhood and which are intended for the benefit of all. Listed below are some of the more common violations that are occurring. Voluntary compliance is the goal of the board, therefore your attention to the rules is much appreciated by not only the board, but by all residents of VLC.

-All holiday lighting should be removed from homes within 15 days of the celebrated holiday.

-Resident's vehicles shall be parked in owner's driveways/garages and not in the street. Guests may park on the street for a few hours, but not overnight. Overflow parking is available in several locations in VLC.

-No unsightly items shall be stored outside a residence. Please make every attempt to keep areas visible from the street (to include side yards) clear of clutter (toys, bbq's, furniture, garbage, etc).

-Yards and planting beds should be kept weed free. The Village provides mowing of front lawns, but does not provide fertilizer or additional lawn care such as thatching and aerating. Owners are responsible for keeping their lawns watered and in good condition.

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 \$10.00.

March 2018 Board Meeting Re-cap

- We currently have 11 homes in the planning stages and/or under construction. We have had at least 10 homes under construction at one time over the past year.
- Miguel Romero has been awarded the landscaping contract for the 2018 season. Wayne Gordon acquired three bids and considered the size of the crews available to complete the work. He then made a recommendation to award the contract to Miguel's service, which the board approved unanimously.
- Wayne collected bids for tree trimming of the plum trees along HWY 150 from two services. Dan James will begin the tree trimming early this spring, likely in the next few weeks.
- The pool is scheduled to be open Memorial Weekend. Jack Rutter will be handling the pool maintenance this summer with twice weekly cleanings.
- The pool committee will be convening some work parties to seal the pool deck and paint the clubhouse, as weather permits in early May. Emails will go out in search of volunteers as we get closer to May
- Leslie is in the process of acquiring bids for road repairs, to include settling and cracks.
- The stretch along HWY 150 was planted with a poor choice of ground cover and has been replaced and is still not thriving. Wayne acquired bids to remove the plants, landscape fabric and existing irrigation and replace with new landscape fabric and cover with rock. Miguel Romero's crew has been awarded the project. This will eliminate the need for watering and the constant need for weeding the area.
- The board will work on getting bids for repair and staining of the East property line fence, as this fence is still in good shape but does need some necessary repairs and staining to lengthen its useful life. The board will gather bids for replacement of a section of the West fence where posts have rotted through and the fence needs replacement. All fence projects will be done over a period of years to spread out costs and workload. Bids will also be obtained for replacement of the dog park fence.
- If residents are interested in having a yard sale, contact the board via email. Renee Elia has volunteered to host the neighborhood sale if there is enough interest and participation. The date of garage sale is to be determined once the interest level has been established..

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 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

YARD SALE?

V.P. Renee Elia is willing to host a yard sale this summer. First things first, we need to gauge interest and get some feedback as to what dates are the most appealing to hold the neighborhood-wide sale.

If you are interested in participating in the yard sale or would be willing to help Renee host the sale, please contact the board via email (VillageHOA@hotmail.com) or let Renee know of your interest in person.

Each participating owner is responsible to hold their sale on their property (in their driveway or garage).

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.