



THE VILLAGE VOICE

April 2025

COMMUNITY INFORMATION

- Thank you to all who attended the Annual HOA Meeting or submitted their proxy forms!
- **ROOFS:** Many of the original roofs in our community have exceeded their lifespan, and the Board has observed signs of wear, particularly loose shingles. To help prevent potential issues, we encourage all homeowners to inspect their roof and determine if replacement is necessary.
 - As a reminder, roof maintenance is the homeowner's responsibility. If a replacement is needed, please remember that all roofing projects must be approved by the Architectural Committee **before** work begins. For any questions or further guidance, please contact Melissa Pennington.
- **SPEED LIMIT:** with the warmer weather and longer days (yay!), many residents will be out walking and children will be outside playing. **Please remember that the posted speed limit in the community is 15 mph.**
- **NEW RULES AND REGULATIONS:** If you have not already, please take a moment to review the revised rules and regulations posted on The Village HOA website. The revised Rules and Regulations are **enforceable as of March 1, 2025.**
- **RAIN GUTTERS:** With the upcoming snow and rain, please keep an eye on your rain gutters and drains. It is the home owner's responsibility to keep these in working condition to avoid damage.
- **GARBAGE CANS:** **Reminder that trash cans are to be put away, out of sight, in a timely manner.** Do not leave your garbage can on the side of your home where it can be seen from the street. If your trashcan lid will not close when you set it out for pickup, please be mindful of any loose trash and boxes. Please help us keep our community clean and litter free 😊
- **PARKING REMINDER:** There is **NO street parking** allowed in the neighborhood (exception for immediate loading and unloading). DO NOT park on sidewalks. Street/Sidewalk parking can prohibit residents from being able to safely exit their driveways. Please remind your guests to park in your driveway or in guest parking.
- **GATE CODES:** Every owner should have their own personalized gate entrance code. If you have been using a code that no longer works, the owner of that code may have moved from our community. If you did not set up your personalized gate code when you moved into the community, please contact M&M Management to set one up.
- **HO6 POLICY:** We highly recommend checking that your personal home owner's insurance HO6 policy is up to date and includes Schedule A Coverage to cover the deductible on the HOA master policy. The HOA master policy deductible is \$50,000 for the policy period of 12/8/24 – 12/7/25.

PRESIDENT'S MESSAGE

During the annual meeting the budget was approved. Good news, no increase to the monthly assessment and the reserve account for capital expenditure showed an increase, minimizing the potential for a special assessment. The residents also voted to retain the existing board members. Updates to the Rules/Regulations (R/R) addressing insurance, temporary parking passes, pool changes, and fine structure were reviewed. The new R/R can be accessed on our website. The legislature made changes to the statutes for HOA's. We will review those changes to determine any additional updates to our R/Rs or CC&R's. I'll keep you updated, but it will take time. To ensure that our records are correct, any changes as to who lives in your home should be reported on a new Resident Information form.

I am looking for volunteers to close the pool at night (10:00 PM). We are also looking at setting up a daily check-in/on program for residents who may have an accident or other medical emergency that no one knows about until it's too late. A request for a hard copy resident address & telephone list was made. This would be an opt-in list to ensure privacy for those who do not want their information provided. If you are interested in participating in any of these, contact a board member via e-mail.

Dorothy Purdie expressed a desire to host a resident's book club starting in September. If interested please let me know and I will forward the information to her.

~ Pam Mollner, HOA President

COMMUNITY REMINDERS

- For the safety of all residents and pets, please remember that all pets must be on leash and under owner control while out in the neighborhood. We kindly remind pet owners to please pick up and dispose of pet waste appropriately.
- Garbage pick up takes place on Fridays. Please put away trash cans, out of sight, in a timely manner. If your trashcan lid will not close when you set it out for pickup, please be mindful of any loose trash and boxes. Please help us keep our community clean and litter free 😊
- Please remember that posted vehicle speed limit in our community is **15 mph**.
- Kindly keep all children's toys, bikes, etc. put away from front yards and common areas while not in use.
- East vehicle entry gate can be scheduled to be left open for guests/parties. Please call M&M Management to make arrangements.
- Please remind visitors to your home that there is **NO street parking** in our community. Please have them utilize your driveway first as well as the guest parking areas.
- Overnight guest parking **REQUIRES** a temporary parking pass. This may be obtained from any HOA board member.
- The COI (Certificate of Insurance) is available to download from The Village website.
- In case of emergency call M&M, even after hours and on weekends, and follow the instructions for an emergency.

CALENDAR**4/3/2025****The Village HOA
Annual Meeting****4/12/2025****Passover Begins****4/20/2025****Easter****Next Board Meeting****Tuesday,
May 13, 2025
at 6:30 pm****If you have a need to
attend the monthly
HOA Board meeting,
please contact
Pam Mollner, President @
801.201.6292****THE VILLAGE HOA BOARD****President****Pam Mollner
801.201.6292
pam8home@comcast.net****Treasurer****Steve Behrens
801.597.3521
wignstyle@aol.com****Vice President &
Architectural Control****Melissa Pennington
801.631.3191
melpenslc@gmail.com****Secretary & Newsletter****Kimberly Hansen
909.499.6234
kebfreed@aol.com****Member Advocate****Jeff Munger
801.809.2135
jeffbmunger@gmail.com****M&M Management****Dave Matheson
801.566.1411
mmdmatheson@gmail.com****Communications with M&M regarding
problems or requests need to be in
writing or email format so that there is
a paper trail of these communications.****Please notify M&M Management
and/or Kimberly Hansen, if you have a
new or changed email address.
Thanks!****This Newsletter is also posted on the Village website:
thevillage-hoa.com**