



TVAS 2020 Spring Newsletter

March 2020

Welcome:



Welcome to two new families to our community:

Richard Wilkinson (223 Prospect Circle) and Michelle Carter (199 Prospect Circle).

Board Meeting:



The first Board meeting for the new year (2020) was held on January 6th. For those not familiar with some of our documents, By-Law 4.2 (Election of Officers) states the offices of the Association shall be elected annually by the Executive Board at the organizational meeting of each new Board.

Office titles were voted on and elected as follows:

Toni Averbach, President; Bill Selinsky, Vice President; Wayne Bryant, Secretary; Gary Holley, Treasurer; and Roland Carrington, Web Consultant.

Jackie Wilson agreed to be recording secretary beginning with the next Board meeting.

The following issues were discussed at this meeting.

Late Fees:

The Board received a letter from a resident concerned that charging late fees after the 5th day of each month as being excessive and suggested extending the time period. The Board took this suggestion as a reasonable request. A vote was made and carried to expand the time period to pay dues without receiving a \$10.00 late fee from five (5) days to ten (10) days.

Landlord Fees:

Landlord Administrative fees on rental properties will remain the same as last year which is \$900 annually.

Loss of Residential Insurance:

In response to the suggestion given at the 2019 September annual meeting to see if it's possible for the Association to carry just enough insurance to cover one unit, no matter where it is located, if lost due to fire or other issues. Our insurance broker assured us that no coverage of this type exists; legal counsel stated the practical aspects of such a situation and the relatively slim chances of such an occurrence likely means that the Association is not largely at risk.

Other Community News:

Trees:



It is a pleasure to see that two (2) large trees in the mulch bed on the right side of the entrance into the community have been removed. It was becoming more difficult for residents to clearly see vehicles coming up Mt. Airy Road on the left side when pulling out of the development. This was not a budgeted item. However, for safety concern and to avoid an accident as you inched out onto the road, a decision was made to remove the trees now.

The last phase of our project to remove the remaining street trees was completed on February 21st. Seven (7) Bradford pears and six (6) cherry trees were removed and will be replaced this fall with white hybrid dogwood trees. The contractor will return to grind out the stumps. This was a budgeted item.

Landscaping:



TruGreen plans on starting the week of March 9th to repair and seed the areas/lawns that have evidence of erosion and grub damage. The Board has provided TruGreen a list of homeowners involved in this project. This is being done at no cost to the community.

Jordan Lawncare plans on beginning spring clean-up the week of March 16th. Spring maintenance includes pulling of weeds, trimming plant material, edging beds, and installing fresh mulch.

PLEASE NOTE: Villas mowing day has changed from Tuesday to Wednesday.

Remember to submit a request for approval form before beginning any Landscaping or Architectural project.

Spring Community Clean-Up:



This year the spring community clean-up is on Saturday, April 4, 2020. Everyone is welcome to attend this event. We are in need of volunteers. Trash bags will be provided. We meet at the small parking lot at 10:00 am. A flyer is attached.

Pet Waste:



We commend our unit owners who walk their dogs and immediately pick up after their pet. However, over the last several months we have received numerous complaints from several different unit owners about dog waste not being picked up in the common elements.

If you plan on being away and hire a pet sitter, please make them aware of Rule 35. It states that when walking a pet to immediately remove animal droppings on common areas. Make sure the pet is either carried or on a leash at all times and not running through other residents' mulch beds.

Trash:

We had two (2) extremely windy trash days since the beginning of the year. As a result, trash, numerous cans, bottles, boxes, etc. were blown everywhere in our community. Thank you to the few residents who kindly went around and bagged the loose trash on such cold and windy days.

The Township and Republic have approved the use of large clear plastic bags for recyclables. Garbage may be tied in large plastic bags and placed in cans with lids. Break down boxes. Read rule 41 Help keep our community clean and litter free by bagging your trash and recyclables. Put your house number on your trash can for easy identification in case it is blown away from your driveway. If it's windy, don't put out recyclables. Add the weather app to your phone and listen to the Thursday weather report before placing trash out.

Annual Meeting:

The annual community meeting is Thursday, September 17, 2020 from 7 pm to 9 pm. It is held at the Hampton Inn in New Freedom.

2019 Year End Financials:

We have not received the 2019-year end financials at this time. It will be mailed out to you separately from this letter when we receive the complete report.

Urgent: Beware Message:

The following incident was reported by a unit owner who asked that we share this information with the community.

According to her, as she slowly turned her car from Mt. Airy Road onto Fairmount Court one evening in December, she heard a banging sound against the side of her car. It turned out to be a white male, age 35 to 38, wearing dark clothes with a hoodie, who accused her of hitting him with the car. This person did not live here but said he was walking to a meeting at Grace Fellowship Church. He eluded to the fact he was going to need a large sum of money should he go to the emergency room or ride in an ambulance. After much discussion/argument the police was called. The officer wrote a report on the occurrence.

We thought it would be wise to inform you of this matter to make you aware of this type of incident in our community.

The Executive Board