

TVAS MARCH NEWSLETTER

March, 2022

Hopefully, by the time you receive this newsletter we should be out of the snow season and heading for Spring.

Speaking of snow, a question was recently asked why are there snow markers/stakes in front of various areas around the community. The snow markers help to gauge where the curb ends and the street begins in the event of a snowstorm. They also help prevent curb damage by the snow plow. Some residents place stakes to identify where snow covered pop-ups are located.

Landscaping News

As stated in the January newsletter, we now want to officially welcome our new Landscaping Company. Service will be provided by Deer Ridge, Inc; the owner is Mr. Jeff Tracey. To help facilitate a smooth transition, Brandon will assist Mr. Tracey until June.

Some important dates to remember are:

Mowing days will remain on Tuesdays.

Spring Maintenance has been scheduled to be completed the week of March 21, 2022 through March 25, 2022. Clean-up includes pulling of weeds, trimming of all plant material, edging of beds, and new black mulch installed.

Mulch will be delivered to the large parking lot between March 17th and 18th. Therefore, all cars will need to remain off the lot during these days. Thank you for your cooperation.

Spring Community Clean-up Day

The spring community clean-up day, an annual event, sponsored by the Landscaping Committee, will be held April 9, 2022 with a rain date of April 23, 2022. Everyone is invited. No experience is necessary. This is also a good time for newcomers to meet your neighbors. A flyer is enclosed.

Rules and Regulations

The Board, with the help of Darla, condensed and incorporated all the handout rule revisions since 2016 into one main Rules and Regulations document. There is even a content page for the Landscaping and Administrative sections. Darla had collated and bound a new booklet for each resident for distribution with this mailing.

Website

An entire overhaul is taking place with the TVAS website. Revisions, such as, corrections, deletions, and additions are in the process of being made to every section of the website. The 2022 combination package of the Rules & Regs, as well as the individual sections of the rules will be posted to the website. A date as to when the website will be fully updated is not available at this time.

2022 Annual Meeting

This year's annual meeting is set for Thursday, September 15, 2022 from 7:00 pm to 9:00 pm. The place for the meeting to be announced at a later date.

Street Paving Project

In February, two Board members met with Kinsley's site project manager to discuss tentative plans for paving our streets. To give you an idea of what to expect, we have the following information to report. The paving project is expected to take three (3) days. The first day is milling of the roads. Cars may drive on the street on the evening of the first day. The second and third days will be for paving. One full day for paving Fairmount Court and upper Prospect Circle (199 PC to approximately 249 PC). Then possibly a half day for paving lower Prospect Circle (251 PC to 273 PC).

Starting day is scheduled for the end of April or beginning of May. Barriers will be placed at the community entrance to stop all vehicles, including commercial traffic, from entering the Villas.

In order to allow residents, who need to leave for work, Kinsley will start each day between 7 & 7:30 am and end the day between 4:30 or 5 pm. Emergency vehicles will be able to enter the community if needed. **There will be no parking on the streets for the full 3 days until the job is finished.** We will check with Walmart management about parking on the Walmart lot.

Note: This discussion occurred in February. TVAS will have a two (2) week notice with more specific details.

2021 Year End Financials

Enclosed with this mailing is the year-end financial report for 2021. Total expenses are as follows: \$99,762.39 (+) \$15,000 = \$114,762.39. **Budgeted** \$120,960.00 **Balance** \$6,197.61.

As you can see, we had a good year with our total Assets at \$455,206.30. We have combined reserved funds of \$346,171.52 (CDs and MM). We have allocated from the reserve fund \$116,000 to \$120,000 for the road resurfacing project which should begin in late April to early May.

We had lower than expected cost in several categories, such as, snow removal, legal fees, TruGreen contract, miscellaneous and tax expenditures which accounts for the variance. Our total expenses were lower than anticipated by \$6,197.61. Because of the recent increase in the price of oil, and its effect on the estimated cost of asphalt which will be higher than previously expected, these funds will be reallocated and designated for the paving project.

As you know, we did not increase our monthly operating fees (dues) for 2022.

Please submit any questions or concerns about this report to the Board, by submitting your requests through Bennett Williams' office.

Thank you.

The Executive Board