

FALL NEWSLETTER

November 20, 2022

ANNUAL MEETING

The Board wishes to thank all the homeowners who attended the third annual Zoom meeting. We were pleased with the number of attendees. Mr. Jeff Nelson was not on our meeting agenda at the time of our mailing. We were able to have him join us at the last minute. Hopefully, we gained better understanding by his talk on homeowner's insurance, utility insurance and loss assessment insurance. The annual meeting minutes are included with this mailing.

BOARD ELECTION OUTCOME

Thank you to all residents who voted in the 2022 election. The results were: Toni Averbach 47; Gary Holley 41; Glen Sheperd 10. The community has spoken. Fifty-three out of ninety was an outstanding number of ballots returned this year. Maybe next year we can aim for a higher number of returns.

NEW MANAGEMENT COMPANY

For anyone who opens their emails infrequently, it is important that we also address this topic by postal mail. Within the last month we learned that Bennett Williams would not be renewing our contract for 2023. Companies generally have a 60-day termination clause in their contract. We were very fortunate to have employed Bennett Williams as our management company for twenty years. This can be compared to a breakup of a happy family.

Bennett Williams has decided to concentrate more of their time in the commercial business and eliminate the residential part of the business altogether. After receiving notice, Chris Seitz directed us to **Community Asset Management**, (CAM) a full-service company that only manages communities such as ours. The Board visited their facility on George St. in York to meet with the owner, to hear about their operation. After checking out the references CAM provided to us, a special Board meeting was called. Discussion at this meeting led to a motion made and carried to accept CAM's contract for their services. CAM agreed to accept the same management fees we were to pay Bennett Williams for 2023. For our residents, that meant no increase in dues.

TVAS residents can expect an introductory letter from Community Asset Management in the beginning of December which will include information as to how and where we are to send our dues payment, so that, you can inform your bank of the change in management. Discounts on the dues will still be honored.

Please remember we will all (Board and residents) be learning to adjust to this change together. Bennett Williams will continue to be our management company until the end of this year.

RETIREMENT

Darla Robinson, who has been our management coordinator since 2011, will be retiring from Bennett Williams at the end of December. For us, we will certainly miss Darla. She has been our go-to person for so many years. We wish her the very best in retirement.

DAMAGED POLE LIGHT

Grace Electric Company found out a replacement for the damaged light pole, located near the large parking lot, was no longer available. Through an extensive search, they did find a pole that was similar to our pole. Ordering the pole and having it delivered in a timely manner was Grace's next hurdle. After many scheduled times for delivery, the pole came in only to discover the pole's diameter was the wrong size. This had to be frustrating for the electricians, but didn't give up. The good news! The replacement light pole is finally up and on. To prevent this from happening again, concrete barriers will be placed in front of the two poles that are directly behind the large lot.

FALL CLEAN-UP

With some chilly days, Deer Ridge completed the fall clean-up. To the best of our knowledge, the clean-up went very smoothly during the week of November 14th. It was noted that string or ribbon was tied around the bushes that residents wanted to do on their own.

Jose will be back in December to blow away the last of the fallen leaves.

The Board was very pleased with the mowing and landscaping service that Jose and his crew performed throughout the summer months. Thank you to all residents for taking the time to send emails to us complimenting the fine work Jose and his crew did this year. These emails were sent on to Jose. So often you hear the negative remarks about a contractor's service. Jose will be pleased knowing how much his work was appreciated.

SNOW CONTRACTOR

Deer Ridge is our snow contractor for the 2022-23 season.

In the event of an early morning snowfall, the contractor will have completed plowing and salting by 6:00 am in order for our working residents to exit safely. The roads are plowed starting at 2 inches or more alternating between Prospect Circle and Fairmount Court. The contractor will clean away the fire hydrants, keep storm drains open, and clean away the snow of all mailboxes, then salt and cinder in front of them. The contractor will also report any cars that remain on the street during his time here.

The Landscaping Committee members volunteer to rotate coverage on a monthly basis to supervise the contractor's service from November to March.

Residents' responsibility during a snow event can be found in Rule #37. All vehicles parked on a street must be moved to accommodate snow removal and road treatment activities, otherwise, these areas will not be plowed or treated. Violation of this rule can result in a fine. During snow events, residents may use the parking lots on a temporary basis.

Your cooperation is very important as our community has only one way in and out. Roads are narrow and must be plowed curb to curb to allow clearance for emergency vehicles within our community.

Since snow can be expected in the winter season (November to March), it is the Board's responsibility to keep our residents safe. It is the residents' responsibility to be aware of

inclement weather forecasts. It may be advisable to park your vehicle in the garage or driveway through the winter season to ensure and avoid being on the street during an unexpected snow event.

VILLAS' 20 YEAR CELEBRATION

We celebrated 20 years in the Villas! On Sunday, September 18th, more than 50 people gathered in the Villas' large field to meet neighbors old and new. Photos were taken of the original homeowners as well as those who have recently moved to our community. Many thanks to Dion Chapman for all the wonderful grilled items, Toni Averbach, Vernetta Chapman, Monica Dulansey, Debbie Holter and Randy Holter for organizing the event, as well as all of our terrific neighbors who brought delicious appetizers, side dishes, and desserts. We are blessed to live in such a beautiful community!

COMMUNITY SECURITY

Keeping our neighborhood safe. On Friday evening, September 30th, an uninvited man was ringing doorbells and loudly knocking on doors in the Villas. He was told to leave by two neighbors and the police was called multiple times. The man later went over to the shopping center where he caused more of a disturbance and was arrested. It was discovered that the man had a lengthy criminal record. If you see something, say something. Thank you to everyone for watching out for each other.

Have a great Thanksgiving! We appreciate all that you do!

The Executive Board