

Fall Newsletter

December, 2025

Welcome

It's always a joy to end the year by welcoming our new residents to our community. Welcome to Irene and Joseph Day (205 PC); Michael Zarra (259 PC); and Tina and Ken Thomas (254 PC).

Annual Meeting

The Board wishes to thank all the homeowners who attended the annual meeting this year. There were 29-unit owners present. Also, we want to thank our wonderful social committee for providing sweet treats and bottled water for our attendees. The committee does such a great job and they are always looking for new members.

Something new! Randy Holter, Board Secretary, acted as chairperson and kept the meeting on schedule that we ended up with extra time at the end of the meeting for socializing.

We are fortunate to have Art Rutledge, a Villas' resident, as our guest speaker. Thank you, Art, for keeping our community up-to-date on Shrewsbury news.

The annual meeting minutes are included with this mailing. If there are any correction to the minutes, please contact CAM by December 31, 2025.

Pre-Election Session

The 2nd annual session was held on November 11th by Zoom. There was a slight increase in attendance from last year. Having these meetings in the evening ensures every unit owner has the option to attend. This is especially important if you are new to the community or a current resident not familiar with the candidates. To help make an informed decision, you have the opportunity to meet and ask questions that are important to you of each candidate.

TVAS Election Results

Thank you to everyone who participated in the 2025 election for the two open positions on the Villas Executive Board.

The community returned 49 ballots. That is 54% of the community which is a good return.

Unfortunately, of the 49 ballots submitted, there were 8 ballots that could not be counted as they didn't meet the election criteria. All 8 of these ballots were not signed on the outside of the blank envelope in which you placed your ballot.

Election results based on the remaining 41 ballots counted are: Toni Averbach, 39; Gary Holley, 36; Glenn Sheperd, 6. Congratulations to Toni and Gary who will retain their Board positions.

Fall Clean-up

Deer Ridge completed the cleanup the week of Monday, November 17th. Once we are informed by the contractor of when they will start cleanup, a community email is immediately sent to homeowners to mark your calendar of the date. This will give you enough time to tie ribbon or string around the plants you prefer to trim yourself. This year the message was sent on November 3rd. We have been following this routine for several years and it appears to work out for all. However, if you have any questions or concerns, please call our management company.

Snow Removal Reminder

It's that time of the year known as winter and with winter comes snow. As we have said in the past help us keep the streets free of cars especially when snow can happen unexpectedly. Please park your car less on the street and more in your garage or on your driveway. Deer Ridge plows sometimes before 6:00 A M to make sure the roads are safe for residents who leave early for work.

The Board takes the snow removal policy serious as it is our responsibility to keep our residents safe. It is the responsibility of residents to cooperate and comply by being aware of inclement weather forecasts and act accordingly.

Friendly Reminder

This is a friendly reminder for people to respect the privacy of others. The Board was made aware that some people walk their dogs to close to the back of the houses where possibly they could look into the windows.

There is a path for people to walk along the woods line. Please respect people's space and use the common areas that are away from the houses. Thank you.

Light Fixtures

A revision has been added to Rule 14. For a glass light fixture only (excluding a spindle& hanging bracket), it must be at least 10" in length. Revised page included in this mailing.

New Management Company

In our initial letter to you, Century 21 Dale Realty Co., Property Management was to send you an introductory letter in the beginning of December. Before Century could open a TVAS bank account, the Board was required to provide the bank with a copy of the original EIN identification number IRS letter that serves as proof of EIN assignment verification. We called the IRS office to apply for a copy of the original letter known as a 147C letter. However, we did not have all the answers for the series of questions asked of us. It took much longer than expected to search for all the necessary and correct information we needed to provide to the IRS. Finally, we found the answers and on December 8th the 147C letter was faxed to us.

A letter from Century 21 should soon arrive in your mailbox. It will tell you exactly where to send your dues payment. We understand it may take some time to make your bank changes and the money may not arrive in time for the January 5th deadline. No late fees will be posted to your account.

Our contract with CAM ends December 31, 2025 and our new contract begins with Century 21 on January 1, 2026.

HAPPY HOLIDAYS

FROM

THE EXECUTIVE BOARD

14 Light Fixtures



At the time when a unit owner wishes to replace an exterior front or rear light fixture:

- a. If you choose the original brass fixture (see Figure 1) the style, shape and design should remain the same as the original. No request form is needed.

Figure 1



Assembled Depth: 7 inches
Assembled Height: 29 inches
Assembled Width: 7 inches

- b. If you choose NOT to replace the original brass fixture, the finish will be limited to black, brass, antique brass and bronze. The glass must be clear. For front lights the total length of the fixture must be between 18 inches and 29 inches in total length. For a glass light fixture only (excluding a spindle & hanging bracket), it must be at least 10" in length. For rear lights the size should be similar to the fixture being replaced. Revised 7/2024
- c. If you choose NOT to select the original fixture style, you must submit an Architectural Review Request, as well as a picture of the fixture, with the specific details and specifications for approval.
- d. If the mounting plate is changed it must match the siding and be compatible with the mounting base of the replacement fixture.
- e. If the garage is fitted with two exterior lights; both light fixtures must be identical in style, shape, design and color.
- f. If any other exterior lighting is added, such as floodlights to illuminate the rear deck or patio, or any form of security/proximity sensor is to be added, you must submit an Architectural Review Request for approval.