



Hello Neighbors!

We hope 2018 has been a good year for you. The Trustees have been working on your behalf to maintain the neighborhood for your enjoyment. In addition to the normal work (lawn/tree/pond maintenance) the Trustees with the support of VGL accomplished the following in 2018:

- Rebuilt the stone walls at the north entrance of our community. Pressure washed the walls at both north and south entrances.
- Painted street sign posts and replaced bent or missing signs.
- Had the Sheriff's office monitor car speeds on Parklawn Dr. due to a few people seemingly speeding through the neighborhood.
- Installed aerators in the two western-most ponds for fish and pond health. Installed Thin Ice warning signs at all ponds
- Requested that ADA ramps around Beaumont Square be replaced. They were replaced in November.
- Removed 32 dead trees (mostly around the ponds)
- Planted a variety of new trees and evergreens
- Approved a Collections Policy and an Enforcement Policy
- Monitored properties for violations and followed-up to make sure homeowners corrected violations. This will be an on-going task.
- Conferred with VGL, the attorneys representing VAC, Orange Township, and the Sheriff's office on ways to better enforce the Deed Restrictions.
- Made several updates to our website ([www.villageatalumcreek.org](http://www.villageatalumcreek.org))
- Created a presence on Facebook (please like us! – there is a link to Facebook on our website)
- Made significant progress on collecting delinquent HOA dues
- Made progress on our Amendment Campaign (we need you to vote on these – see website!!)
- Closed the P.O. Box and moved all mail to VGL
- Instituted HomeWiseDocs to assist Realtors and Title Companies with HOA-related information on homes being purchased in VAC
- Updated Trustee information on website and communication tools.
- Organized a successful WSNY Party on the Square
- Organized the Annual Garage Sale
- Repaired broken utility boxes along S. Old State road
- Expanded the variety of trees permitted in your front yard. You are no longer limited to just the Cleveland Select Flowering Pear that was planted when your home was built.

- Pursuing options for the vacant 9 acres at the southeast corner of our development. No decisions will be made without your input!
- Completed the concrete leveling of common area sidewalks that began in 2017

I think you'll agree we have accomplished a lot this year! We wish everyone a wonderful and successful 2019. Let's all work together to make The Village at Alum Creek a great place to live!

If you are new to the neighborhood you might not be aware there is a Homeowners Association (HOA) working behind the scenes to make sure the neighborhood is maintained. By owning a home in The Village at Alum Creek you are a member of the HOA. You cannot own a home in this community and not be a part of and subject to the rules and regulations of the HOA.

The HOA consists of five elected volunteers (Trustees) that live in the community. Vaughn Group Limited (VGL) is an HOA management company that assists the Trustees with day to day operations of the HOA. The Trustees serve a one-year term. Elections occur at the Annual meeting normally held in March. Let us know if you are interested in becoming a Trustee, or if you'd like to volunteer for any other tasks, by completing the Contact Us section on the VAC HOA tab of our website.

NOTE: We need your email address. Communicating with residents by paper is expensive. Email is quick, easy, and effective. We currently have the email address of only about half of the neighbors. PLEASE go to our website and send us your contact information (under the Mailing List tab). We ONLY communicate HOA related information. And we do not sell your information to anyone.

The HOA is totally supported by the annual dues you pay (\$240 again this year). The Trustees receive no compensation for their efforts. And they do their best to contain costs so dues do not increase to a burdensome level.

The primary goal of the HOA is to maintain the value of all the homes in the neighborhood by taking steps to make our community a safe, comfortable place to live in and raise children.

The Trustees accomplish this by making sure the common areas are maintained properly (grass cut, trees trimmed, beds mulched, flowers planted, ponds cleaned, etc.) and by making sure homeowners follow some basic rules regarding maintenance of their property. The Trustees, working with VGL and our attorneys will take the necessary steps, including assessing fines and ultimately taking legal action, to obtain adherence. Obtaining adherence, as explained below, is relatively easy.

Owning a home is a responsibility and requires some maintenance effort on the part of the homeowner. The following are reasonable maintenance guidelines you need to follow. For a complete list of restrictions refer to the Deed Restrictions found under the Documents/Forms tab of the VAC website.

Mailboxes need to be maintained by the homeowner per the Mailbox Policy found under the Policies tab of the VAC website. They must be the correct style and painted the proper color. They must be in good condition.

Sidewalks in front of your home are your responsibility. Uneven or broken sidewalks are a walking hazard and create a liability! You need to arrange to have the necessary repairs made at your cost. The HOA requests that you level the concrete whenever the elevation between two sections differs by more than one inch. If sections are cracked or crumbling, or grossly out of alignment with the rest of the sidewalk, the HOA requests that you replace that section.

Trees overhanging sidewalks must be trimmed to a height of eight feet per Orange Township regulations. The homeowner is responsible for making sure their trees are in compliance. Trim your trees so neighbors can walk the sidewalks without being hit by low hanging branches.

Homes need to be maintained. Lawns should be cut weekly during the cutting season. Weeds should be kept to a minimum. Flower beds should be weeded and edged periodically. Mold growth should be removed from siding annually or as needed.

Dead cars are not to be maintained in the driveway or the street. Remove or repair them promptly.

Boats, trailers, campers, RVs, wave runners, trucks over one ton, etc. cannot be parked in the driveway or street for more than a 24 hour period.

Sheds are NOT PERMITTED, ever!

Fences must meet the guidelines spelled out in the Fence Policy found on the VAC website.

This is not a complete list of restrictions/guidelines. Refer to the Deed Restrictions under the Documents/Forms tab on the VAC website for complete details.

Should you have any questions, concerns or comments about any HOA business, you can submit them via the VAC website. Click on the VAC HOA tab and scroll to Contact Us. Fill in the form and hit Enter.