



Hello Neighbors!

We hope 2019 has been a good year for you. And we're looking forward to 2020!

The Homeowners Association (HOA) has been working behind the scenes to make sure the neighborhood is the best it can be. By owning a home in The Village at Alum Creek (VAC) 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. We're all in the same boat. But it's a pretty nice boat!

The HOA consists of five elected volunteers (Trustees) that live in the community (you have to be a homeowner in VAC to be a Trustee). These five people make up the Board. Vaughan Group Limited (VGL) is an HOA management company that is employed to assist the Trustees with day to day operations of the HOA. Trustees serve a one-year term.

The Trustees meet approximately six times during the year. An Annual meeting is held each March to summarize the year's activities with the community and to elect new Trustees. If you are interested in becoming a Trustee, or if you'd like to volunteer for any other tasks, complete the Contact Us section on the VAC HOA tab of our website (www.villageatalumcreek.org) a few month prior to the Annual meeting.

The work done by the HOA is totally and exclusively supported by the annual dues you pay. After reviewing our 2019 expenses the Board has decided to leave the 2020 dues at \$240 per year, again. Our finances are healthy and we are meeting our expenses.

The primary goal of the HOA is to maintain the value of the homes in the neighborhood by taking steps to make our community a safe, comfortable, inviting place to live. This is accomplished by making sure 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. Some of these basic rules are expressed on our website under the Basic Rules/Regs heading. More details are provided in the Policy statements listed on the website. For all the details you can refer to the Warranty Deed Restrictions document also on our website, under the Documents/Forms heading. The Trustees, working with VGL and our attorneys will take the necessary steps, including assessing fines and ultimately taking legal action, to obtain adherence.

The HOA needs your email address. Email is the quickest and easiest way to communicate with the entire neighborhood. The HOA does not bombard you with announcements and we never sell your address information. If you have not provided your email address or if your address has changed recently PLEASE go to our website and enter your contact information. From the main

menu, select **More . .** then **Join Our Mailing List**. Also, make sure your email client does not send HOA email to your trash folder.

We also have a presence on Facebook. The group is Village At Alum Creek Community and HOA. There is a link on our website that will take you directly to this group. Information emailed is also included on this page.

If you have any questions, concerns or comments about any HOA business, you can submit them via the website. Click on the **VAC HOA** tab and scroll to **Contact Us**. Fill in the form and hit Enter. Your entry is emailed to each Board member and to our Representative at VGL.

In addition to the normal work (lawn/tree/pond maintenance) the Trustees with the support of VGL accomplished the following in 2019, in no particular order:

- Removed more than a dozen dead trees in the common areas. Replaced some of them. Planted grass over those we did not replace.
- Painted the entrance signs at both the north and south entrances.
- Replaced several fence posts and rails throughout the common areas of our neighborhood.
- Had the Sheriff's office monitor car speeds on Parklawn Dr. Results, as in previous years, are a mixed bag. There are limited options for the HOA with regards to controlling speeding in the neighborhood.
- Installed lights and a timer on the fountain at the smaller western-most pond.
- Re-leveled an ADA ramp at the corner of Cheyenne Creek and Sotherby Springs. This was under warranty.
- Installed rain sensors at the north and south entrance irrigation systems.
- Hired a company to maintain the five Pet Waste Stations located throughout the community.
- Made great progress on the four outstanding Amendments. Amendment C has passed as of this writing. The other three are really close. Amendment C impacts the By-laws and requires 67% of homeowners to vote in the affirmative. The other three impact our Warranty Deed Restrictions and require 75% of homeowners to vote in the affirmative. It has been a challenge to reach the 75% mark! After the first of the year we will see where we are and have the attorneys file the passing amendments with the State of Ohio. A more formal announcement will be made early next year. If you have not voted, you can find a ballot on our website. Please print, complete, and mail to VGL.
- Updated many Policy Statements so they have a consistent formatting. Drafted/Approved a few new Policy Statements. These Policy Statements interpret and define the Deed Restrictions. They can be found on our website (www.villageatalumcreek.org) under the **Policies** heading.
- Continued the practice of monitoring properties to ensure compliance with our Warranty Deed Restrictions. Issued violation notices and followed-up to make sure homeowners corrected violations. 100% compliance was not obtained but the Board is pursuing the very few remaining non-compliant homes. 97% of violations were corrected!

- Reached verbal agreement with VGL to continue the annual monitoring of properties. The hope being that as Trustees come and go our neighborhood will continue to be monitored on a consistent basis.
- Renewed contracts with the vendors that take care of the lawn, trees, mulching, fertilizing, irrigation systems, ponds and management of the HOA.
- Made some updates to our current website (www.villageatalumcreek.org).
- Made much progress on a new website that has many more features than the current Weebly-based site we are using, but still has a low cost. Development will continue. Hopefully it will be released some time in 2020. An announcement will be made but the change should be seamless.
- Continued making progress on collecting delinquent HOA dues. Per VGL, our delinquencies are below industry average.
- Organized the Annual Garage Sale. Coordinated this with surrounding communities.
- Discussed with Orange Township the possibility of turning the vacant 9 acres at the southeast corner of our development into a park. The township was initially interested in developing this. Budgetary concerns eliminated this from their list of potential projects, especially with the changes occurring on Lewis Center Rd. There have been many attempts to do something with this vacant land over the years. The Board will continue pursuing options.

It has been a busy year! Here's wishing everyone a healthy, happy and successful 2020! Let's continue working together to make The Village at Alum Creek a community we are proud to be a part of!

Sincerely,

Your Board of Trustees.