



Hello Neighbors!

2020 has certainly been a challenging year for all of us! Let's hope 2021 moves us closer to "normal". Please continue to treat everyone with kindness and respect and understanding in these challenging times.

The Homeowners Association (HOA) has been working to make sure our community 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.

The HOA Board consists of five Trustees. We are volunteers that live in the community. Vaughan Group Limited (VGL) is a management company employed to assist the Trustees with day to day HOA operations. Trustees serve a three-year term. Each year two Trustees retire and two new volunteers are elected. This ensures the Board always has some experienced Trustees serving. This cycle is brand new and has not been practiced yet due to the virus interrupting the normal process of nearly everything we do!

Trustees meet four to six times during the year. An Annual meeting is held in March to summarize the year's activities and elect new Trustees. The March 2020 Annual Meeting was cancelled due to the virus. The March 2021 Annual Meeting may be cancelled. The Board will look for direction from the various governing bodies and will communicate its decision closer to March, in a separate mailing.

Our governing documents allow the Board to replace a Trustee if a vacancy occurs. As of this writing we have an opening for one Board member. If you are interested in becoming a Trustee please go to our website www.villageatalumcreek.org, click on **Documents & Forms**, and complete the **VAC Trustee Vacancy Nomination Form** found under the **Village at Alum Creek – Miscellaneous** heading.

HOA Dues - The work done by the HOA to maintain our community is supported entirely by the annual dues you pay. After reviewing our 2020 expenses and the 2021 budget, the Board finds it necessary to increase the dues by \$20, bringing our annual dues for 2021 to \$260.

We did not come to this decision lightly. We do everything possible to hold down costs. But like everything else, expenses continue to rise. Our HOA Dues have not increased since 2017. And they remain one of the lowest among surrounding communities.

The HOA maintains 30+ acres of common area. Grass needs to be cut. The four ponds need maintained. Each pond has aeration systems for a healthy fish population. Two have lighted fountains. We have an irrigation system at each entrance. There are hundreds of trees/plantings that require trimming, mulching, removal and replacement. There are five pet waste stations that are emptied weekly. There are hundreds of feet of fencing that require maintenance. And the sidewalks owned by the HOA require leveling to keep them safe for walking. We pay for water, electricity, property taxes, insurance and legal fees. And every once in a while something breaks!

Hopefully you agree that the small increase in our annual dues is still a bargain considering the open areas we enjoy within our community. Know that the Board will continue to do all it can to hold down costs going forward.

The HOA needs your email address. The quickest and easiest way for the Board to communicate is via email. Please go to our new website www.villageatalumcreek.org click on the **Subscribe** button and enter your email address. Our Facebook Group is **Village At Alum Creek Community and HOA**. There is a link on our website that will take you to this group. Information emailed is normally included on this page. But email is our primary communication tool.

Your Account Information is on the VGL website. Go to www.vglltd.com. Click on **Resident Login**. Follow the Setup instructions if you have not logged into this site before. You will need your Account and Unit numbers (found on the Invoice). A link is provided on the HOA website **Home** page.

Pay your dues via the VGL website. These are due no later than April 30th, 2021 or fines will be assessed. Go to www.vglltd.com. Click on **\$ Make Payment**. Select **Condo/HOA Payments**. Follow the Setup instructions if you have not logged into this site before. NOTE: This requires a separate id/password from the Account Information page. You can use the same id/password. But you have to establish them separately. A link is provided on the HOA website **Home** page.

If you have any questions, concerns or comments about any HOA business, you can submit them via the HOA website by clicking on the **Contact HOA** button.

If you have questions about your Account Information or making a payment, please contact Stacey Menefee at VGL (smenefee@vglltd.com). Stacey manages several communities. Email rather than call her. Please include your name, address, and community (VAC).

We wish everyone a happy, healthy and successful 2021! Let's continue working together to make The Village at Alum Creek a community we are proud of!

Sincerely,

Your Board of Trustees.