

Valleybrook Homeowner's Association

April 2010 Newsletter

Parking

Thank you to all homeowner's for cooperating with the new parking rules and regulations. The evening of April 1, 2010 there were only a few members who still had not come to the clubhouse to obtain their stickers so board members knocked on the doors of those homeowner's and were able to finish the night with 100% compliance from the community. To date there have not been any vehicles towed. Remember, one of the primary reasons for moving to these new rules was for the board to have some leverage over the delinquent members. In a very short time, those members who have still not responded to the board or to the solicitor, and still have made zero attempt at getting their account up to date or working out a payment plan, will be facing their vehicles being towed from Valleybrook property. Also, the board will be enforcing rule #4.5 which states that members who accrue a delinquent assessment of \$300 or more forfeit their right to park in Valleybrook. It is the hope of the board that the rules will strongly encourage members to pay their fee on time and in the correct amount.



Please remember that the enforcement of all Valleybrook regulations are the duty of every resident. In the event that you as a member continually see the same vehicle parked in the community without an appropriate sticker you are asked to contact the board through an anonymous phone call to the clubhouse voicemail, or send any of the board members an email. The complaint will then be investigated and the vehicle could be towed if warranted.

Last, many of you have been contacting us to obtain your free hanging placard for guests. Remember this is only necessary if you will be having guests for an extended time, such as a long weekend or more. You need only contact the clubhouse manager via email or phone and then visit the clubhouse during open hours to pick up the placard. Hours and contact info can always be found on the website.

Continue to remind all visitors to park only in the center islands.

Finance

The board has obtained a copy of the reserve study that was performed in 2003, as discussed in previous newsletters, and is in the process of determining whether or not the projects that the engineer suggested were actually performed. Copies of the reserve study were available upon request at the last April meeting.



The board has had decent collection results from members in the past couple months. Some homeowner's have paid their balances in full and many have made contact with the board to set up an

agreeable payment plan. The solicitor has approximately six new delinquent accounts that were sent letters at the end of March.

- The board has started electronic banking and electronic bill payment this past month with Citizens Bank. The board is considering "lock box" banking which would allow members to send their payments directly to the bank instead of the P.O. Box. This move would allow the board to make progress with the delinquents and to stay on top of members when they first start to become delinquent. It would also eliminate any potential confusion as to the date a payment was made or received. Members who do not have a computer or do not want to bank online would not be required to do so, but it seems to be a very desirable option for the majority of the community and in the best interest of organizing the finances. More information to follow ...
- Reminder – **The current HOA is \$135 due on the 1st day of every month.** Thank you!

Architecture & Facilities News

- The Architecture Co-Directors will be walking around the community and performing exterior architectural inspections shortly. Any members who are not compliant with the regulations will be issued letters and will be followed up on every month.
- The website has been updated to help members more clearly locate architectural specifications they may need if they wish to make any home improvements this spring.
- The tree care company was coming to VB this weekend for a final clean-up and to remove hazardous trees that needed to come down.
- Spring bulk trash day is set for Friday, May 14th**



Local News & Events

- The borough of Chester Heights is currently updating its community plan to reflect the latest goals regarding growth, preservation, and long-term objectives. The input of all residents (that means you!) is strongly needed!! The board is encouraging all VB members to



visit <http://www.chesterheights.org/>.

The website has a questionnaire that all residents should complete, print out, and mail to the borough. (Directions and form are only available on their website).

- Furthermore, all members who attend our meetings know just how crucially important a municipal sewer

system is to VB!!! If we could obtain this it would be a tremendous financial relief to our monthly homeowner's fee – therefore, the board is urging all members to please fill out this questionnaire and indicate that a municipal sewer system is the most important issue! Thank you for your time with this questionnaire – this will help us all in the long run.

- On Saturday, May 1, 2010 Chester Heights Historical Society will celebrate its first annual Country Fair with fun, food, and historical displays. This event will be held at Chester Heights Community Park (Valleybrook Road, across from Wilson's Auction).

Volunteers

- Our VB website now includes a page for Volunteers. This Sunday, April 18th at 8am the community had a group of wonderful member volunteers who worked to repair the playground fence. One member was kind enough to provide some free fencing, and that material along with some old wood that the volunteers were able to salvage was enough to repair about 75% of the fence. We need another Sunday morning and a little more material and the fence will be complete. Thanks to all those who generously gave of their time and energy!!
- If any member is interested in additional community improvement or volunteerism, please send an email to vbhinfo@gmail.com and we will work to get this posted online.
- Another community member has recently volunteered to undertake the task of writing a grant in order to restore and update our playground. Thank you to this person for their dedication and time towards this worthwhile cause!!
- On May 8th a member of the VB community is organizing a community yard sale. The yard sale will take place from 8am – 12pm? The rain date is May 9th. Check out the volunteer page on the website for additional information, as well as our local newspapers the first week in May. Contact info: dancogs@hotmail.com



Upcoming Board Meetings:

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| • MAY - May 11 | • JUNE - Jun. 8 |
| • JULY - Jul. 13 | • AUGUST - Aug. 10 |
| • SEPT. - Sep. 14 | • OCTOBER - Oct. 12 |
| • NOVEMBER - Nov. 9 | • DECEMBER - Dec. 14 |

Meetings are always held the 2nd Tuesday of each month and begin at 7:00 p.m. in the clubhouse.
All homeowners are welcome and encouraged to attend.
Come out and support your community!!!

Board of Directors

BILL KOUBA President vbhpres@yahoo.com	JACK CAPREZ Vice President vbhvicepres@yahoo.com
RICH OLIVER Co-Treasurer vha_ar@yahoo.com	JIM HEGARTY Co-Treasurer vha_payables@yahoo.com
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JEFF HOWSER Architecture Co-Director vbharch@yahoo.com	ANDY ORR Architecture Co-Director vbharch@yahoo.com

Please feel free to contact the members of the board for your questions and concerns.

VB Website

www.vbhainc.org