

- March 13<sup>th</sup> - Members Meeting\***
- April 7<sup>th</sup> - Easter Egg Hunt**
- April 10<sup>th</sup> - Members Meeting\***
- May 8<sup>th</sup> - Members Meeting\***
- May 19<sup>th</sup> - Community Yard Sale**
- May 26<sup>th</sup> - Pool Opens**
- Spring - Bulk Trash Collection  
(Date to be determined)**
- June 9<sup>th</sup> - Pool Party**
- July 22<sup>nd</sup> - Pool Party**
- August 17<sup>th</sup> - Pool Party**
- September 3<sup>rd</sup> - Pool Season Ends**
- October 23<sup>rd</sup> - Annual Members'  
Meeting and Elections**
- October 27<sup>th</sup> - Halloween Party**
- December 14<sup>th</sup> - Holiday Party**
- December 13<sup>th</sup> -24<sup>th</sup> - Holiday  
Decorating Contest**

**We need you at our monthly Homeowners' Meetings. They are held the second Tuesday of each month at 7:00 pm in the clubhouse. Meeting minutes are available for review at that time. We hope to see you there.**

**The community calendar will be updated periodically throughout the year to include any additions or changes. Please note that Recreation activities are subject to community participation and volunteers to make them happen. Please plan to share in the events that are being planned for our Valleybrook families.**

**2007 Board of Directors**

- President - Ed Sarno**
- Vice President - Valerie Gribbin**
- Secretary - Eileen Vella**

**Mark Your Calendar**

**March 11<sup>th</sup> - Daylight Savings**

**Co-Treasurer - Jackie Czerviski  
Facilities Director - Michael Gerber  
Recreation Director - Laurie Sanders  
Co-Architectural Director - Sue Adamson  
Co-Architectural Director - William Kouba**

**Please feel free to contact your board with any questions or concerns regarding our community, its facilities, architectural questions and applications or maintenance fee questions. Board members can be reached by voicemail at 610-459-4857 or email at [vbha394@yahoo.com](mailto:vbha394@yahoo.com). Callers are reminded to leave your name and contact number with all board inquiries. While we appreciate all your comments and concerns, we cannot reply appropriately if you leave an anonymous message. Visit us on the web at [www.vbhainc.org](http://www.vbhainc.org).**

## **Thank You Ginger**

**The Board of Directors has regretfully accepted Ginger Quintavalla's resignation. The board would like to thank Ginger for her service to the community. Ginger was appointed to fill a Board vacancy in the summer of 2005 and was subsequently elected to a three year term in October 2005. Since that time, Ginger has served our community in the capacity of Treasurer. We'll miss Ginger and wish her all the best.**

## **Welcome Mike Gerber**

**Mike, our newest board member, was appointed on February 20<sup>th</sup> to fill a board vacancy. Mike is enthusiastic about joining the Board and eager to help the community. Mike will serve**

**as Facilities Director. Mike brings knowledge and experience of the construction business to the table. Please join us to welcome Mike to the Board of Directors.**

## **Welcome Andy Orr**

**Homeowner, Andy Orr, recently accepted the position of Clubhouse Manager. Andy can be reached by telephone at 610-459-4857 or email at [vbha394\\_clbhsmgr@yahoo.com](mailto:vbha394_clbhsmgr@yahoo.com).**

**Andy's office hours in the clubhouse:  
Saturday Morning - 9:00 - 10:30 am  
Tuesday Evening - 8:00 - 9:30 pm  
If you have any general questions, need forms, or would like to rent the clubhouse/pool, you may contact Andy either in person, my telephone or email.**

## **Spring Forward**

**While some of us are still chipping away at the ice from the recent winter storms, Punxsutawney Groundhog Phil says spring is right around the corner. Daylight Savings Time begins at 2 am on Sunday, March 11<sup>th</sup>. Don't forget to spring your clock forward.**

## **Summer Approaching**

**The pool season is not too far off. New homeowners to our community should be aware that a pool pass is required to enter the pool. If you don't have a photo id pool card, you can't use the pool. **NO EXCEPTIONS!** If you are new to the community and**

**need pool cards, stop by Valleybrook Office during Andy's regular office hours and pick up a registration form.**

## **Financial Update**

**The Board has been aggressively working on the 2007 budget. After months of review and revisions in an effort to reduce expenses, a 4<sup>th</sup> draft has been compiled. A copy of that Budget Summary is attached for your review. (Copies are available at our monthly meetings). The complete budget will be available at the March Members' meeting. If you have cost cutting suggestions or revenue generating ideas, we want to hear from you. The 2007 Budget and monthly fee are two aspects of a serious budgetary problem that will require a collective effort to solve. It is imperative that everyone contribute their input in the coming months.**

**The board, with the help of a reserve study, commissioned a few years ago, is able to plan for future expenditures. That study helps us determine our annual allocation to our reserve fund for future expenditures and repairs as well as the expected balance. The 2007 expected balance is \$121,607.14 and that money is available.**

**The Board of Directors is recommending a monthly fee increase in the very near future. Our last increase was in 1990. We have been very fortunate to remain at \$100 for seventeen years while the cost of everything around us (utilities, health insurance, gas and heating oil, even entertainment) has increased by as much as fifty 50% percent. It is this Board's fiduciary responsibility to act in the best interest of the community as a whole, even if unpopular. The Board has been contemplating a fee increase for a year. We are not broke; however, as you can see from our proposed Budget, Valleybrook expenses exceed our revenues. We have been forced to dip into our savings for the past two years to operate our community. If we continue at this rate, we will deplete our savings in several years. It is important that our community assets be properly maintained or our individual property values could be adversely affected.**

**In order to increase our monthly maintenance fee, a community vote is required. In order to prepare for that, we expect the following process:**

**1) Over the next several months, we want to get the word out. We hope to hold several informational meetings so every homeowner can be informed and involved in any decision. Please try to attend at least one informational meeting. We will give notice of**

**meetings at which we will provide information and answer questions on the financial state of our community. We anticipate having numbers to share with you. Together we must understand and agree on a short and long term solution. It must be a collaborative effort on behalf of all community members. We must each do our part to work toward a resolution of our financial problem.**

**2) An official ballot will be mailed to each homeowner thirty (30) days prior to a Special Meeting. We must have 160 ballots cast with 2/3 of those required to pass an increase. It is important that we achieve the required quorum and vote in order to implement any fee increase.**

**3) If we fail to succeed at the first try, there are specific procedures, quorums and waiting periods which must be followed for any subsequent attempts.**

**This is not an easy process or an easy decision for any of us but necessary to address our current financial situation. No one wants to see a fee increase, least of all the board. Unfortunately, we have to increase fees in order to preserve and protect our most valuable asset, our home. A decision not to increase fees could jeopardize our financial future which would intimately impact future home sales and our very health. We can't afford not to vote for an increase.**

## **Architectural News**

**Lottery Selection for the third row of homes to have their rear cedar siding replaced will take place at the March 13<sup>th</sup> Members' Meeting. A homeowner at the meeting will be given the opportunity to draw this year's winners. We are aggressively looking at alternate materials and interviewing potential contractors. We expect to commence rear cedar siding replacement within the next few months on this 3<sup>rd</sup> row as well as the 2 rows previously selected. If your row is selected, you will receive a Release which must be properly executed before work on your row can begin.**

**Reminder: If you are going to do work on the outside of your home, an Architectural Control form must be submitted prior to the work being scheduled. This will eliminate any problems you may encounter, if you don't submit a form. Architectural questions or concerns can be emailed to [VBHARCH@yahoo.com](mailto:VBHARCH@yahoo.com).**

## **No More Advertisements??**

**Several residents have complained of local supermarket and drugstore flyers littering the community. The bag of flyers are thrown onto our lawns or sidewalks weekly (usually Thursday or Friday) by an independent delivery person. Many of our neighbors don't**

read them or even bother to pick them up. They have asked us to have this delivery packet discontinued. We know that many of you find the flyers helpful in locating sales. We want to hear from you! Do you read these flyers? Should we have delivery discontinued? Please drop us a note, an email or a telephone call. Be sure to provide your name or house number so we can keep track of responses.

## **Rule Reminder**

Valleybrook is a planned unit development. When we purchased our homes, we became bound to abide by our governing documents, a copy of which everyone obtained at settlement. Many of our homeowners seem to be in the dark when it comes to our governing documents. It is important that each homeowner be familiar with the documents. If you've misplaced your copy, you can download a set at [www.vbhainc.org](http://www.vbhainc.org).

**2.1 Garbage and trash shall be placed in covered trash containers and shall be placed at curbside for collection after sundown on the day immediately preceding the day of collection. Empty containers shall be removed from the curbside not later than 11:00 PM on the day of collection. Garbage containers must be discreetly concealed/stored from public viewing. Trash bags may be placed at curbside no earlier than 6:00 AM in the morning on the scheduled day of collection.**

**2.3 All front and rear lawns and landscaped areas of lots shall be maintained, mowed and trimmed at such time as are necessary to present a neat appearance, to include grass and weed height of four inches or less. Residents will be required to remove all toys from the front lawn areas of their respective unit, lot or adjacent common property at sundown.**

**2.7 Snow and ice shall be removed by the Homeowner or resident from all sidewalks traversing or fronting his lot within twenty-four hours after the cessation of the snowfall and shall remain free of ice and drifts in the same manner.**