

# Valleybrook Homeowner's Association

**JULY 2009 NEWSLETTER**

## Hot Topics

Upcoming **Board Elections** will take place in September. The community will vote for the position of President, Vice President, and Co-Architecture Director. Any homeowner interested in running for one of these board positions will be able to fill out a candidate profile, which will be sent to each home, in August.



At this time, VBHA is experiencing **financial difficulties** and is operating at a deficit under the current homeowner association fee structure of \$135 per month. This is a result of operating under the previous \$100 association fee for more than ten years. As inflation and costs rose, the \$100 fee stayed the same and unfortunately a large deficit accrued. Currently, VBHA is running at an approximate \$10 deficit per house, per month. This deficit is only to maintain facilities and pay the community's normal bills, this does not allow for money to make improvements or upgrades. The board of directors is working hard to run the community under these financial constraints. There will inevitably need to be an increase in the homeowner's association fee in the future to effectively run the association, pay expenses, and make needed improvements.

**Parking** – there have been a number of recent complaints regarding community parking. Unfortunately, there are occasions when some tenants take up more than their allotted two spots, people abandon cars in the parking areas, and vehicles are vandalized. The parking lots are common property. The board does have the power to suspend the use of common property if tenants are behind in their dues. Ideally, all homeowner's can respectfully resolve these parking problems with their neighbors. As a reminder to everyone, please have no more than two vehicles per house parked in the community.



## Clubhouse Job Opening

The board is actively seeking an interested community member to fill the position of a "**club house manager**."

This is a **part-time, paid** job opportunity. Some of the job responsibilities will include:

- ★ Checking voicemail messages, notifying the appropriate board members about messages, booking the clubhouse rentals, making pool passes and guest passes, and cleaning the clubhouse. Some availability on the weekend is helpful.

Interested candidates should contact Andy Orr  
[vbha394\\_clbhsmgr@yahoo.com](mailto:vbha394_clbhsmgr@yahoo.com) or 610-459-4857

## Future Online Dues Payment

The board is investigating options that would allow for our **dues to be paid online**. The board will amend its current by-laws to allow for this opportunity and is looking into online dues payment options – more information to come – stay tuned!



## Pool News & Usage

Due to the serious budget problems our community is facing, cut-backs are being made whenever and wherever necessary. According to the pool log sheets, **approximately 11% of our community members are using the pool**. There is a chance that our pool will be shut down if not enough people are using it and other community bills cannot be paid. If it comes to it, this decision will be put to vote by the entire community. Please be aware of this situation. The pool is open from 1pm – 8pm. Please remember to bring your pool cards for admittance. It is best to bring your own chair if you want to be certain to have one. Please respect the rules, regulations, and lifeguards while at the pool. If you need a pool card – contact the clubhouse manager.



## Mark Your Calendar for Board Meetings

- **JULY** Tuesday, July 14, 2009
- **AUGUST** Tuesday, August 11, 2009
- **SEPTEMBER** Tuesday, September 8, 2009
- **OCTOBER** Tuesday, October 13, 2009
- **NOVEMBER** Tuesday, November 10, 2009
- **DECEMBER** Tuesday, December 8, 2009

*Meetings begin at 7:00 p.m. in the clubhouse.  
All homeowners are welcome and encouraged to attend.  
Come out and support your community!!!*

## 2009 Board of Directors

**BILL KOUBA**

President

[vbhpres@yahoo.com](mailto:vbhpres@yahoo.com)

**JACK CAPREZ**

Vice President

[vbhvicepres@yahoo.com](mailto:vbhvicepres@yahoo.com)

**ANDY ORR**

Co-Treasurer & Clubhouse

[vbha394\\_clbshmgr@yahoo.com](mailto:vbha394_clbshmgr@yahoo.com)

**JIM HEGARTY**

Co-Treasurer

[vha\\_payables@yahoo.com](mailto:vha_payables@yahoo.com)

**JENNIFER KAPANJIE**

Secretary

[vbhinfo@yahoo.com](mailto:vbhinfo@yahoo.com)

**RICH OLIVER**

Facilities Co-Director

[vbhfacility@yahoo.com](mailto:vbhfacility@yahoo.com)

**ANDY ZACHAR**

Facilities Co-Director

[vbhfacility@yahoo.com](mailto:vbhfacility@yahoo.com)

**CHRIS MCGEEHAN**

Architecture Co-Director

[vbharch@yahoo.com](mailto:vbharch@yahoo.com)

**JEFF HOWSER**

Architecture Co-Director

[vbharch@yahoo.com](mailto:vbharch@yahoo.com)

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

## VB Website

[www.vbhainc.org](http://www.vbhainc.org)

Visit our website regularly to stay updated on the latest news and issues in our community. The site includes important architectural information and new specifications, required forms, 5407s, governing documents, a calendar of events, and local area contacts.

## Electronic Communication

When possible the Board would like to communicate with its residents via email. The monthly newsletters are now distributed electronically. Many of the documents and forms you need for your home can be found on our website. Please encourage your neighbors to register their email address on our website so they can receive important updates and the latest news about our community. Specific tenant information is not shared with the public. Please contact [vbhinfo@yahoo.com](mailto:vbhinfo@yahoo.com) to be placed on the email list.

**Community involvement is essential to maintaining a quality community and ensuring your voice is heard.  
Come out and support your community – the board strongly encourages all homeowner's to attend meetings and get involved!**

