

Valleybrook Homeowner's Association

June - July 2010 Newsletter

Fee Increase Vote PASSES

Thank you to everyone who participated in the fee increase vote. To recap: There were 165 eligible voters in the community based on voter eligibility as a Class A member in good standing defined in our governing documents. In order to meet a quorum we needed 60% of that 165, which was 99. Our CPA conducted the counting of the votes. We had received 137 eligible votes, so a quorum was reached and the results were official. Of the 137 votes, 2/3rds needed to vote "yes" for the fee increase to pass. Based on those numbers, 92 votes needed to be "yes." The results were as follows:



YES: 93 Votes
NO: 44 Votes

The board would like to kindly remind everyone that \$205 is due on the 1st day of every month (effective July 1, 2010).

- **Late fees will be assessed to any account showing a balance outstanding as of the 5th of the month**
- **Write your house # in the reference section of the check**

POOL

The pool is open for use! The daily hours are 1-8pm. Pool cards can be obtained at the clubhouse during open hours (Wed night and Sat morning – see website for clubhouse details). The pool can be rented for parties – see clubhouse mgr for details.

Representatives from Woolery, our pool management company, were present at the July 13th meeting to take and answer questions from members.

If you have any feedback for Woolery regarding the pool or the lifeguards, please send them to: vbhapool@yahoo.com

Architecture



The Architecture committee announces that any member doing any type of work to the exterior of their house absolutely needs to obtain architectural approval before they start their project. This ensures that you'll be able to comply with VB architectural specifications and helps to avoid an issue if/when you decide to sell your home and move.

Homeowners who received violation letters for non-compliance were followed up on this week. Many homes have complied but some are still failing to make the necessary repairs to their homes. Homes that continue to be

non-compliant may be assessed a fee for non-compliance with our Rules & Regulations, or additional consequences as specified in our governing documents.

Architecture also reported that some playground toys were repaired and old wood was removed from the playground by Laxton. Architecture intends to paint all the court signs by this fall and hopefully some of the playground equipment – volunteers will be needed to help with this effort – thank you in advance!

Contact ybharch@yahoo.com

Facilities

Bidding: The board is committed to fully disclosing all information to our community members. With that in mind, the board presents the "procedure" that is used when project bids are solicited and contractors are hired for our community.



The procedure is as follows:

1. The work to be completed is specified and bids are solicited from a minimum of 3 reputable contractors whose bids must comply with the specifications in the request for proposal. The bids come from companies that may be local, from recommendations received, out of the yellow pages, etc. Essentially, any reputable company is welcome to submit a bid and the board will be happy to review it. A prospective contractor must provide a certificate of insurance and references are checked.

2. When the minimum requirement of at least 3 bids has been obtained a recommendation is selected, the project bid requirements, accompanying financial data associated with the bids, and the recommendation are then discussed publicly at the monthly members' meetings for the Board's selection of a contractor. If any community member is interested in reviewing the bid data they must attend the monthly members' meeting. We cannot list that data on the website because public disclosure of financial information is prohibited by our governing documents.

3. Public discussion can follow and questions will be answered regarding the process and the recommended selection.

4. Following discussion the board will vote in public on the recommendation, and the project is awarded to the business offering the "lowest responsible bid." The lowest responsible bid may not be the absolute lowest price. The

goal is to secure a company that will provide, first and foremost, the best possible service for the community at the best possible price. At times the absolute lowest bid does not represent the "lowest responsible bid."

In an effort to make the bidding process more transparent, we will start posting projects that we may be planning for the community so that all members can see what is on the upcoming agenda. If you want to help make the decision or you are interested in helping select contractors, please come to the meetings where all facets of contractor selections are openly discussed.

Please be aware not every upcoming project is discussed at every meeting. Some projects are awarded on a multi-year contract basis, but when these contracts expire the job is not automatically re-awarded to the same company. Once a minimum of 3 competitive bids are gathered, the bid process starts again.

Upcoming August Discussions (*If a minimum of 3 compliant bids are received*)-

1. Sewer Pipe Repair
2. Community Road Repair and Sealing

Tennis Court: Now that the fee increase has passed, many members are interested in if/when the tennis court area will be revitalized. Answer – **YES!**



The tennis court will absolutely get the attention that it needs, but it will not happen this year. As discussed at this

July members meeting, we think that our priorities (besides the sewer pipe which is the obvious #1 priority) may be our roads first, and the tennis court second. Yes the tennis court is an eyesore, but it is not posing any imminent danger. We are all anxious to see this taken care of, but even with the fee increase we do not have the funds to take on both the roads and tennis court in the same year. Nothing is finalized, but we may get the roads sealed this year and work on the tennis courts next year. Further, the board will absolutely not do anything to the tennis area without discussing it with the community. We believe it's everyone's decision since we all own the common property and it will be put out for discussion as to what we should do with the tennis area. There are several options; some are to replace the tennis court with a new tennis court, half tennis court/half basketball court, a picnic area with grass, tables, plants, etc., an additional parking area, and there are still others. **The board is entirely open and welcomes your suggestions. Again, these are just talking points for now and nothing is happening to the tennis courts at this time.** Please understand that absolutely nothing will happen to the tennis area without a community discussion. Please voice your opinion and let us know what you want to see in this area – you can bring it up at a members' meeting or even email vbhinfo@gmail.com

Stay tuned for updates and info on this topic ...

VB Website
www.vbhainc.org

Meeting Minutes: It has been brought to the board's attention that its perhaps not a good idea to have the meeting minutes available on our website because "everyone can see our dirty laundry" ... some members do not like the idea of the delinquencies (even though it says "one homeowner") and other sometimes negative information available for the outside public to view. The board has considered this suggestion and in response will remove the meeting minutes from the website; however, members who cannot attend the meetings and who like to view the minutes online can have a copy of them emailed to you. Just email vbhinfo@gmail.com for your electronic copy of the minutes.

Upcoming Board Meetings:

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

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