

Valleybrook Homeowner's Association



March 2010 Newsletter



Parking

The biggest news in the community this month is that the new parking rules and regulations become effective April 1, 2010. Many members have already come to the clubhouse to pick up their free primary parking stickers and to buy secondary parking stickers. **Remember, if you do not have your required sticker on your car by April 1st your vehicle(s) will be towed from the property at the owner's expense.** The board is planning to enforce the rule so please take the time to get to the clubhouse and put the sticker on your car – if you notice your neighbor(s) do not have stickers towards the end of March, please remind them of the requirement. **Guest parking - guest parking is absolutely still permitted and guests are of course welcome to park in VB.** Please remember you are responsible for your guests. Visitor parking is in the “secondary” spots which are the center islands, not the spots directly in front of the homes (“primary” spots). Simply ask your guests to park in the center area before they arrive. If a member in good standing is having a long-term guest (overnight for numerous days), free hanging placards are available for your guest to place in their vehicle for the duration of their stay and to be returned when they depart. Call the clubhouse or email vbhinfo@gmail.com to arrange a pass. Requirements to obtain parking stickers and more needed forms are on the website. **Saturday, March 27 is the last day for stickers.** Come to the clubhouse during these times:

DAY	HOURS
WEDNESDAY – Mar 24	7:00 - 9:00 PM
THURSDAY – Mar 25	7:00 - 9:00 PM
SATURDAY – Mar 27	8:30 AM - 12:00 NOON

Please note – Rule #4.5 in the “Rules & Regulations” section of VB’s governing documents (available in their entirety online) - - - “Any homeowner that accrues delinquent maintenance assessments in an amount equal to or greater than **\$300.00** shall forfeit the right to park in the Village of Valleybrook any motor vehicle owned, leased or used by the homeowner, registered to the homeowner’s unit or used or operated by any occupant of the homeowner’s unit until the delinquency is reduced to zero. Delinquencies may include without limitation monthly maintenance assessments, other assessments, late fees, interest, attorney’s fees and costs of collection. Any of the above mentioned vehicles shall be towed by the Board of Directors without liability for damage, and the homeowner shall be responsible for any and all costs incurred. The Board of Directors and its agents may inspect any and all motor vehicles present in Valleybrook for identification including without limitation vehicle identification number, registration, license and inspection and may remove any cover to facilitate inspection without liability for any damage to the vehicle or the cover.”

Update

The latest information on the reserve study that was mentioned in the February 2010 newsletter is that the board needs to review a copy of the last reserve study and determine whether there were any changes implemented from the recommendations. The board is obtaining a free copy of the last reserve study. Whether or not those recommendations were implemented impacts how the board moves forward. If no changes to the assets reserved took place, then the balance can be updated using a construction inflation factor that would cost very little as compared with a new reserve study. Still to be determined ...

Upcoming Board Meetings:

- APRIL - Apr. 13
- MAY - May 11
- JULY - Jul. 13
- SEPT. - Sep. 14
- NOVEMBER - Nov. 9
- JUNE - Jun. 8
- AUGUST - Aug. 10
- OCTOBER - Oct. 12
- 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
JENNIFER KAPANJIE Secretary vbhinfo@gmail.com	
ANDY ZACHAR Facilities Co-Director vbhapool@yahoo.com	CHRIS MCGEEHAN Facilities Co-Director vbhfacility@yahoo.com
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