



Longhills Village Property Owners Association

Longhills Village POA Newsletter

Fall 2008

Board Members

Ken Quick President	316-5337
Bob Russell Vice President	794-1460
Russ Rhodes Treasurer	303-4613
Annette LaRue Communications & Activities	249-1155
Scott Spakes Communications & Activities	316-1271
Linda Jo Chenault Membership/Block Captains	316-6532
Clyde Kingery Landscaping, & Special Projects	794-1157
Gary Hopper Compliance	794-1552
Brad Bohannon	358-8523

LONGHILLS VILLAGE PLANNED FALL GARAGE SALE SATURDAY, OCT. 18TH

Clean out your garage, attic, and closets and raise some cash! Plans are to hold the semi-annual Longhills Village community garage sale on Saturday October 18th, starting at 7:00 AM.

Advertisements will run in newspapers, signs will be at the 4 entrances, and balloons will be provided to mark the homes of participants.

Plans are being made for organizations to pick up excess unsold items after the sale as charitable contributions.

Plan to participate! Confirmation of the date, and more details later.

LONGHILLS VILLAGE TRASH DISPOSAL - PREFERRED VENDOR

In June, in order to reduce your trash disposal costs and improve service, your board solicited bids from all the vendors currently serving our neighborhood. Although there is no way to assure anyone's business, the intent was to develop a mutually beneficial relationship with one vendor. A very good price (18-25% lower than the other quotes) was negotiated with **Terry's Waste Management**. Unfortunately at that time Terry's did not have enough trash containers and was not in a position to handle this increase in business. We now have confirmation from Roger Finley (see next page) that trash containers are available and they are now prepared to handle our business.

Bid proposal for solid waste service for Longhills Subdivision

Once weekly pick up service on Thursday's. Please have cans out by 8:00 A.M.

Rate with our 95 gal. Container - \$18.00 + local sales tax = \$ 19.35 mo. Rate with Customers personal can - \$17.00 + local sales tax = \$18.28 mo.

For those that would like to use their personal cans, please bag and tie all material for they are unload by hand, even using our container if paper items or bagged and tied this will cut down on trash flying down the street on windy days.

Yard Waste is an additional service we offer March thru October with a small fee of .50 cents a bag, which consist of grass clippings, leaves, small hedge trimmings bundled and tied if possible. No rocks, dirt or brush piles please. Customer must call and sign up for this service each year. For those that only have 1 or 2 bags occasionally we will pick that up on regular pick up day on Thursday.

We will wave the \$25.00 sign-up fee for Longhills customers. Rates have already been changed on our current customers in Longhills. We currently bill monthly, for those that would still like to pay quarterly you still can, just take the monthly service x 3. (Ex. 19.35 x 3 = 58.08). We do pick up what is outside the can within reason. If extra trash is consistent we do charge extra for large amounts.

Things we don't pick up, car batteries, paint, motor or cooking oil, tires, large household appliances, mattress, double size and up. If you are not sure about an item please call the office at 501-794-0529.

LONGHILLS VILLAGE WELCOME BASKETS

Over the past several months your neighborhood block captains have distributed 22 "Welcome Baskets" to our new neighbors. This is a great way to make our new neighbors feel welcome, and is also a good time to obtain contact information that will help the board provide useful POA information. These baskets are assembled by Linda Jo Chenault utilizing contributions from local businesses. If you have a gift that could be used in these baskets, and that would advertise your business, please contact Linda Jo with your contribution. We appreciate the recent contributions which have come from:

Everett Pontiac Buick GMC/Dwight and Susie Everett

Arbonne Int'l/Annette LaRue

Larry's Pizza

Longhills Family Dentistry/Dr. Justin Bethel and Dr. Brooke Romero

Genesis Salon/Galen Herzfeld, Debbie Choat, Teresa Harris, and Anna Hill

Beyond Photography/Bill Ramsey Family Dollar/Bob Russell

Baker's Fine Jewelry/Pat Baker Century 21/ Eric Rytima

Jones Glass Eric Shelnut Photography

Phillips-Moudy-Duke Real Estate/Dan Moudy

KDIS 99.5FM DISNEY/ John Campbell

Everett Pontiac Buick GMC/ Dwight & Susie Everett

Roving Stove Cooking Company/ Russ Rhodes

First Methodist Church

First Baptist Church

LONGHILLS VILLAGE BILL OF ASSURANCE

The LHV Bill of Assurance, which you received and signed for at the closing on our home, details the conditions under which we live in this great neighborhood. This document and the board bylaws establish the guidelines under which the board operates. The Bill of Assurance document can also be viewed on our website www.longhillsvillagepoa.com.

The following items covered in the Bill of Assurance are the compliance issues requiring the most frequent attention:

- Dogs must be in fenced yard or on a leash. No pets should be running loose in the neighborhood!
- All trash receptacles should be stored so they cannot be seen.
- Vacant lots should be mowed and maintained on a regular basis. These lots should remain free of debris and are not to be used as dumping grounds for residents or builders.
- Boats, trailers, RVs, and other like items must be parked out of view.
- All personal vehicles should be parked in the garage or driveway; not in the street or adjacent vacant lot.
- All off-road motorized vehicles (ATVs, unlicensed motorcycles, etc.) should not be driven on empty lots, streets, or the golf course.
- Landscaping is to be completed before the home is occupied.
- Lawns and landscaped areas should be maintained on a regular basis.

Although not specifically covered in the Bill of Assurance, the most frequent complaints we hear from our neighbors are:

- Residents speeding through the neighborhood (especially in areas where children are playing).
- Residents talking on cell phones while driving and not stopping at STOP signs.
- Residents not cleaning up after their pets while being walked

Many residents feel that the board does not enforce compliance issues vigorously enough, and this is understandable since a nice looking neighborhood is important to our satisfaction in living here and in the continued appreciation of our investment. The board does inspect and notify property owners of non-compliance issues every month, and we strive to have every issue resolved on a timely basis. If an issue is not settled in a reasonable time, additional contacts are made. If corrective action is not forthcoming, fines, property liens, and legal remedies are authorized in our by-laws. These repetitive follow-up tasks, issuing fines, applying for liens, etc. are a waste of board member's time, and an expense we should not have to use our POA dues to resolve. Your prompt attention in addressing any compliance issues that are brought to your attention would be greatly appreciated by the board and your neighbors.

RECENT BOARD ACTIONS – We are averaging 8 – 10 non-compliance issues each month, and most are usually corrected by the following month. However, there are currently six compliance issues that have not been corrected in over three months. As a result several property owners are being billed \$35 a month until their compliance issues have been corrected.

The mowing of vacant lots on a regular basis, without continuing follow-up by the board, is an ongoing problem. The board passed a resolution during the September meeting that owners of vacant lots will be given a notice of 30 days; if lots are not mowed within 30 days, the POA will have the lots mowed, and the property owners will be billed.

Property liens have been filed against five property owners that have not paid POA dues in the past two years.

Bills for POA dues will be sent out in January this year. Even though the board has not undertaken any significant projects this year, we do expect to be running tight on funds by the end of the year.

LONGHILLS VILLAGE POA MISC.

FLOODING UPDATE – Eight property owners sustained flood damage during an April storm earlier this year. Damage details were collected by fire department personnel. The City Engineer toured the area and is in agreement interested parties from Longhills Village that undersized street culverts were the primary contributing factor to this incident. The city established a drainage committee, and asked McClelland Engineering to prepare an estimate of what would be required to correct the flooding problem.

McClelland Engineering has provided an estimate of \$46,000 to perform an engineering study for Longhills Village. Preliminary information indicates that 25 year flood design was the city's criteria for our development, and this is still the criteria for development in Benton; therefore, the developers and engineers met the city's criteria. McClelland, however, utilizes 100 year flood design for their drainage design work. Using 100 year flood design is expected to require replacement of the three road culverts in Longhills Village. The city is looking for a contribution from the POA to help fund the engineering study. The board will discuss this issue at our next meeting. There is concern about the precedent that this might set. How much of a contribution, and where would it come from? What would be expected when the actual project took place? Why don't the developers and engineers share responsibility?

GOLF COURSE UPDATE – Purchase of the golf course by the city is at a stand still. An appraisal study commissioned by the city indicated that the proposed land cost was too high for the city to break even. The owners of the golf course are still trying to find an interested party to take over the course. Selling the land for development is an obvious option which raises many other issues for homeowners.