

Longhills Village Property Owners Association

Longhills Village POA Newsletter

Spring 2006

Board Members

Russ Rhodes President	316-1151
Meretta Mrdja Secretary	316-1035
Michael Glenn Treasurer	316-2244
Gary Arnold	794-1086
Sue Ellen Rankin	316-1019
Karen Stout	316-2027
Bob Russell	794-1460
Ken Quick	316-5337

LONGHILLS VILLAGE NEIGHBORHOOD POA MEETING SET FOR SUNDAY, APRIL 30

Mark your calendars for our 3rd Annual POA Neighborhood Meeting set for Sunday, April 30 at 2:00 p.m. The meeting will be held at the Longhills Village Golf Course Pavilion behind the clubhouse.

The POA Board will present a brief overview of our finances including 2005 expenses and the 2006 budget. This meeting has been designed to give all lot owners the opportunity to learn more about our neighborhood, meet neighbors and to offer suggestions.

TIME FOR ANNUAL BOARD OF DIRECTORS ELECTION

The Longhills Village POA Board of Directors is composed of nine members, each serving a three year term. It is time to elect four (4) new board members to replace those who have completed their term.

Election of the new board members will be held at the annual meeting on April 30. If you are interested in serving, please contact a member of the Nomination Committee by March 29, 2006. The Nomination Committee is comprised of Karen Stout (316-2027) and Gary Arnold (794-1086).

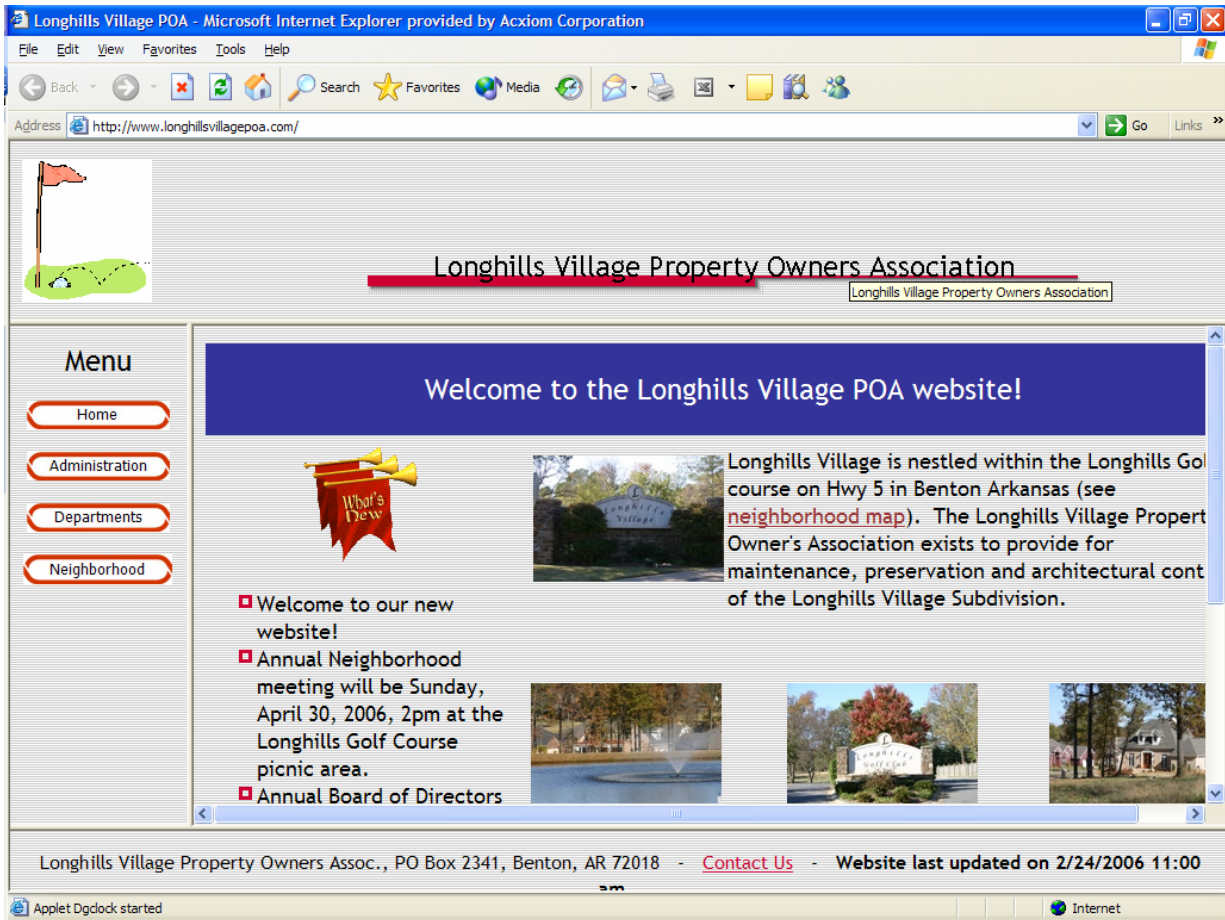
All potential candidates must be a POA member in good standing. The final ballots will be prepared and mailed or hand-delivered to all qualified voters 30 days in advance of the annual meeting.

All completed ballots must be received by the POA no later than 2 pm, April 30. Results will be announced at the annual meeting. Ballots may be returned in person at the annual meeting or mailed to the P.O. Box listed below, however, mailed ballots must be received by Saturday, April 29.

More detailed information will be provided when the ballots are distributed OR visit the POA website, click on administration, and then click on elections.

WELCOME TO THE LONGHILLS VILLAGE POA WEBSITE!

**PLEASE NOTE CHANGE IN URL:
www.longhillsvillagepoa.com**

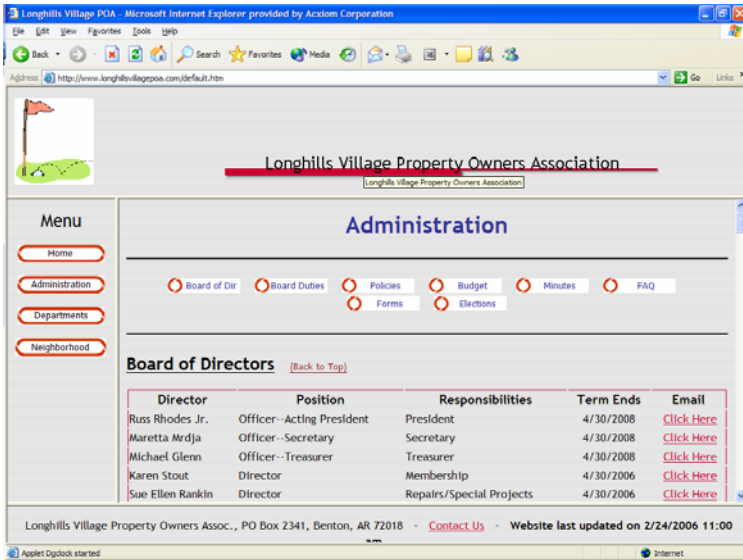


In an effort to provide current and relevant information to our property owners, we have revamped our website. The website address has also changed to www.longhillsvillagepoa.com. This site is designed to keep you informed and will be used as our primary communication tool going forward.

Once you log on to the site, the home page features brief announcements calling your attention to any new information. The MENU on the left side of the home page allows you to go to three main sections of the site:

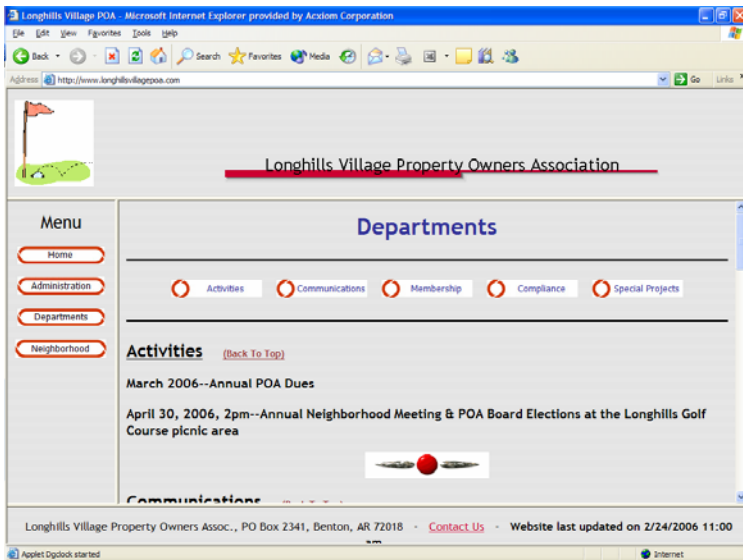
- Administration
- Departments
- Neighborhood

While we continue to post information to the site, please take time to familiarize yourself with the website. It is our hope that the information contained here will help keep you informed and provide relevant information pertaining to the Longhills Village Property Owners Association.



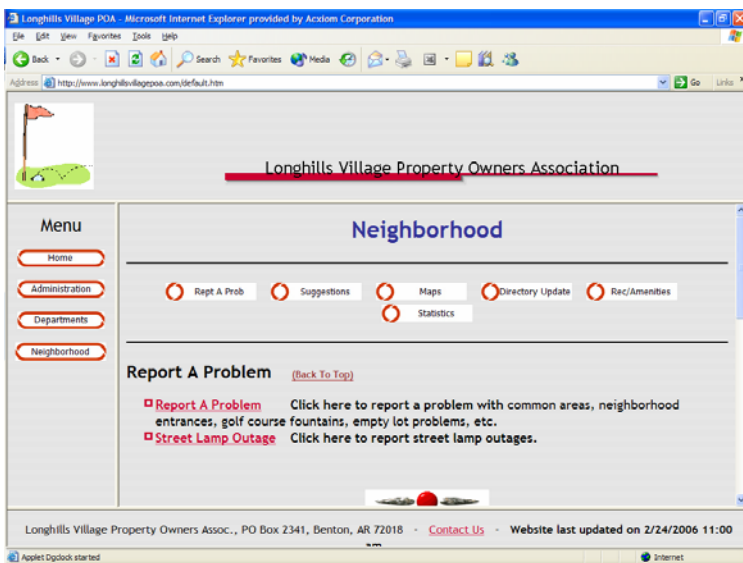
Administration
Contains information on the following:

- Board of Directors
- Board Duties
- Policies
- Budget
- POA Meeting Minutes
- FAQ
- Forms
- Election Information



Departments
Contains information on the following:

- Activities
- Communications
- Membership
- Compliance
- Special Projects



Neighborhood
Contains information on the following:

- Reporting a Problem
- Suggestions
- Maps
- Directory Updates
- Recreation / Amenities
- Statistics

INVOICES FOR 2006 POA DUES MAILING IN MARCH!

2006 POA fees are due in April. Fees remain at \$100. Invoices will be sent out to all lot owners in late March. All fees are due within 30 days. ALL POA expenses and any special projects are contingent on all dues being paid in a timely manner.

COMPLYING WITH THE LHV BILL OF ASSURANCE

The following reminders are among the most frequent complaints the POA board received in the past few months:

- Dogs MUST be in fenced yard or on a leash.
- Trash receptacles should be stored so they cannot be seen.
- Vacant lots should be mowed and trimmed just as a completed lot. These lots should remain free of debris and are not to be used as dumping grounds for residents or builders.
- Boats, trailers, RV, and other like items must be parked out of view.
- Homeowners cannot park cars in the street.
- Landscaping must be completed for all new homes.
- Once a home is complete, the landscaping must remain in harmony with the neighborhood.
- Sidewalks must be completed and maintained by all residents.
- All structures must be approved before construction (if it goes on the house, in the ground, or stands above the level of your privacy fence, you must get approval).
- Out buildings must be approved by the architectural control committee.

The LHV POA makes every attempt to call attention to and settle any compliance issue on our own. If an issue is not settled in a reasonable time frame, legal action will be taken. This is an expense that we should not have to use POA dues to resolve. Please make every effort to stay in compliance.

In addition to these issues, the POA would like to call your attention to a problem regarding our street lights. A growing portion of our dues are being used to replace broken bulbs and globes. It costs the POA around \$105 for each bulb replacement. To replace a ballast and lamp, the cost is approximately \$215. Replacing the entire lamp post costs approximately \$900. If you have knowledge of any person responsible for damage to our street lights, please contact us immediately.

LANDSCAPING REMINDER

As the weather gets nicer and the days get longer, it's time to think about landscaping. Here are a few reminders:

- Landscaping must be completed for all new homes. The LHV Bill of Assurance states that the architectural control committee must approve all plans prior to building.
- Once a home is complete, the landscaping must remain in harmony with the neighborhood.
- If a homeowner purchases a home out of compliance, they are responsible and required to improve the landscaping if the builder or previous owner did not comply with the Bill of Assurance.
- Do not dump grass clippings, limbs or other debris onto vacant lots.