

Longhills Village Property Owners Association

Longhills Village POA Newsletter

Spring 2007

Board Members

| | |
|----------------------------|----------|
| Russ Rhodes President | 316-1151 |
| Meretta Mrdja Secretary | 350-2543 |
| Michael Glenn Treasurer | 316-2244 |
| Bob Russell | 794-1460 |
| Ken Quick | 316-5337 |
| Clyde Kingery | 794-1157 |
| Phil Hawkins | 316-2510 |

LONGHILLS VILLAGE NEIGHBORHOOD POA MEETING ON APRIL 29

Please plan for our 4th annual POA neighborhood meeting set for Sunday, April 29 at 2:00 PM at the golf course pavilion behind the clubhouse.

This will be a great time to hear a full report about the workings of the LHV POA board for the past year and for you to ask questions. You will be able to learn more about the neighborhood, offer suggestions, and meet your neighbors. We will also elect 3 new POA board members.

We will have fun, food, and door prizes.

In the event of bad weather we will reschedule in May.

ANNUAL BOARD OF DIRECTORS ELECTIONS

The LHV POA Board of Directors is comprised of 9 members serving in the areas of leadership, record keeping, treasury, compliance, membership, landscaping, special projects, and communications. Each director serves for a period of 3 years and it is now time to elect 3 new members.

Election of the 3 new board members will occur at the neighborhood meeting on April 29.

If you are interested in serving please contact a member of the Nomination Committee before March 19th at 5:00 PM. The Nomination Committee is comprised of Michael Glenn and Clyde Kingery. See phone numbers above. Ballots will be distributed on or before March 29, 2007. Completed ballots may be mailed to the address below or brought in person to the April 29 meeting. Cutoff for submission of ballots is at the 2:00 PM meeting start. More information will be distributed with the ballots or you may go to the LHV POA website (www.longhillsvillagepoa.com and click on the Administration link).

LONGHILLS VILLAGE BILL OF ASSURANCE

The LHV Bill of Assurance (see Administration link on website) is designed for the protection of your investment.

Following are some of the major compliance issues that are raised to the board:

- 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 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, RVs, and other like items must be parked out of view.
- All vehicles should be parked in the garage or driveway; not in the street or adjacent vacant lot.
- Illegal motorized vehicles (ATVs, unlicensed motorcycles, etc.) should not be driven on empty lots, streets, or the golf course.
- Vacant lots should be mowed and maintained on a regular basis.
- Landscaping is to be completed before the home is occupied.

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.

While the POA board truly does not like to “harp” on this issue, compliance is critical to maintaining the quality of the neighborhood. Please make every effort to stay in compliance. Remember that we all signed it as new property owners!

ODDS-N-ENDS IN LONGHILLS VILLAGE

-All remaining street lights have been installed on Shoal Creek Drive.

-The Shoal Creek Drive entrance (off of Hwy 5) sign has been ordered. The sign will resemble the golf course entrance sign, although a bit smaller and slightly less elaborate.

-Garden Hills, a proposed new development adjacent to LHV located west of Congressional and south of Scott Salem, is currently under review for annexation and zoning. The development of 11 home sites should have no impact on LHV. Storm drainage, water, and property access will be from Scott Salem.

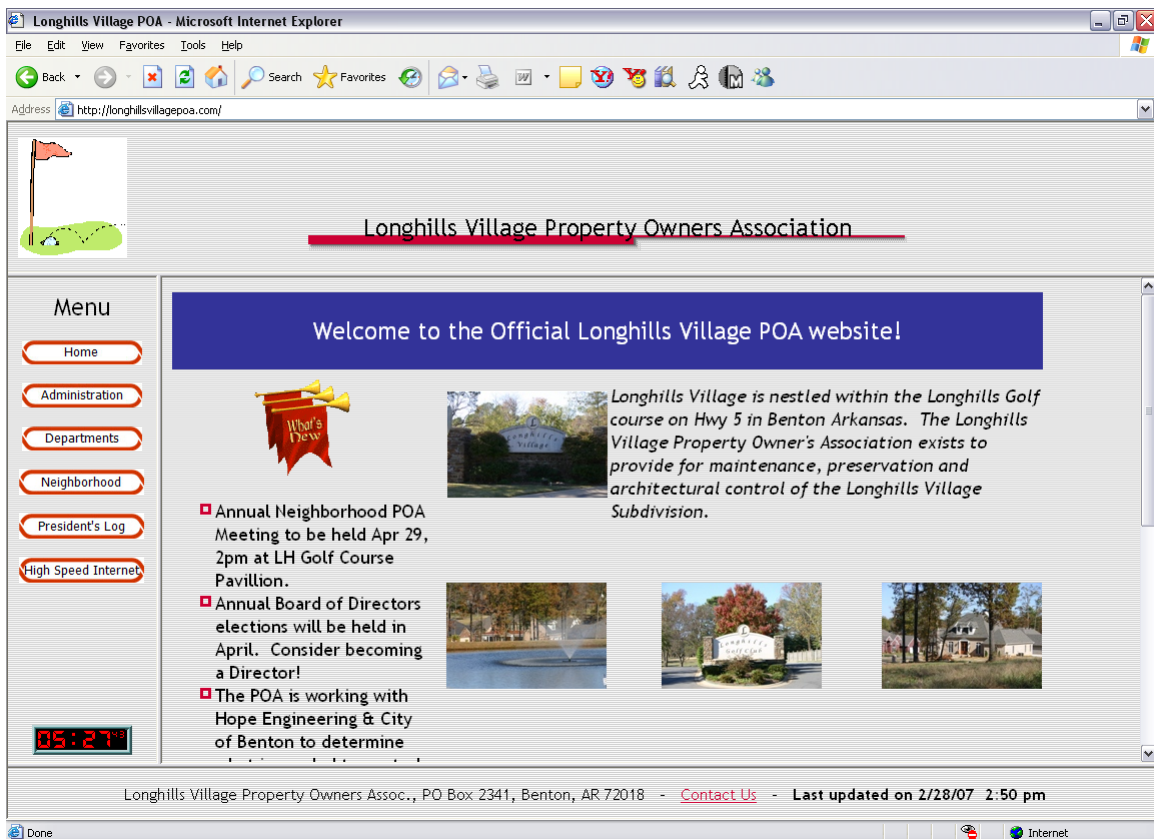
-Storm drainage improvements along the 11th fairway are in the planning stage. Work will begin when the creek is drier.

-Horizon Broadband wireless internet access will be available starting in March. See LHV website for more information.

2006 LONGHILLS VILLAGE POA BUDGET

| | |
|--------------------------------|-------------|
| Cash balance as of 12-31-06: | \$28,660.43 |
| Expenses 1-1-06 thru 12-31-06: | |
| Landscaping | \$5,005.00 |
| Electric | \$6,956.46 |
| Maintenance-Grounds | \$8,297.50 |
| Maintenance-Repairs | \$1,171.76 |
| Water | \$687.09 |
| Miscellaneous | \$650.57 |
| TOTAL | \$22,768.38 |

LONGHILLS VILLAGE POA WEBSITE www.longhillsvillagepoa.com



Please take time to go to your website for information on LHV news.

From the links on the left side menu you can read about board activities, review the Bill of Assurance, get budget updates, read meeting minutes, review compliance items, report problems, make suggestions, access neighborhood and driving maps, update your information on the resident directory, and read the president's blog. You can even get the time and temperature. Thanks to Russ Rhodes for maintaining the website!

Proposed Changes to Longhills Village POA By-Law

Article II, Section 2-B

Vice President

The Vice President shall serve as the principal Executive Officer of the POA in the absence of the President and shall in general supervise and control the business and affairs of the POA. The Vice President must be a member of the Association as provided in Article III, Section 1.

Article III, Section 6

Change Section title to Vacancies/Board Integrity

Replace item B with the following paragraph:

Board of Director terms shall be staggered so that no more than three (3) offices are to be filled at the time of annual elections. Therefore, every year three (3) offices or 1/3 of the board is up election.

In the event the offices of 4 or more Directors are vacant or will be vacant at the time of annual elections, the board may request that the Nominating Committee submit names to fill offices with the shortest remaining terms (terms not expiring at the time of annual elections) so that no more than 3 vacancies exist at the time of annual elections. Upon acceptance of the nominees, the newly appointed Directors will serve out the remaining terms of they have been assigned.

Article IV, Section 3-A Add Vice President to list of officers

At the first meeting of the Board immediately following the annual meeting of the Members, held in the month of April, the Board shall elect a President, Vice President, Secretary & Treasurer.

Article VI, Section 1

On the first Tuesday in the month of May in each year....

Article XI, Section 1

Replace Section 1a with the following:

| Response Level | Response Type | Objective | Grace Period | Approval |
|----------------|---|---|--------------------------------|---|
| 1 | Personal Visit and/or phone call to member | To raise awareness of the non-compliance issue in a way that will motivate all parties to resolve the issue quickly and fairly. | 30 days or more | Directors of Compliance with notice to President & Secretary. |
| 2 | Registered Letter | To show the seriousness of the Board's resolve to the adherence of the BOA and warn of a fine assessment. | Additional 30 days or more | Directors of Compliance with notice to President & Secretary |
| 3 | Registered Letter with warning of fine assessment | To inform all parties of the final actions to be taken by the Board to resolve the issue and warn of fine assessment. | To Be Determined by the Board. | Majority of Board at any meeting of the Board of Directors. |
| 4 | Legal Proceedings & fine assessment | Final step to resolution | Determined by the courts. | 2/3 majority of all Board of Directors. |

Add Section 2—Fines

Section 2.Fines

A. Assessment of Fines

Fines may be assessed by the LHV POA Board and collected from lot owners who are not in compliance with the BOA or the By-Laws. Fines may only be assessed at Response Level 2, meaning, only after the lot owner(s) have been notified at Response Level 1. Fines may only be assessed once per incident. Any fine not collected within 30 days of assessment will be considered late and added to the annual BOA assessment billing for that lot owner. If the fine is not collected during the annual BOA assessment billing, legal proceedings may be taken to collect the fine.

B. All compliance issues that proceed to Response Level 2 will be assessed a fine of \$35.

C. Waiving of Fines

Fines may be waived by a majority vote at any meeting of the Board of Directors.