

# Longhills Village Property Owners Association

**Longhills Village POA Newsletter**

**Spring 2008**

**Board Members**

Ken Quick President	316-5337
Bob Russell Vice President	794-1460
Russ Rhodes, Jr. Treasurer	316-1151
Annette LaRue Communications & Activities	318-542-5682
Scott Spakes Communications & Activities	316-1271
Carol Kinchen Membership/Block Captains	794-1553
Clyde Kingery Landscaping, Repairs & Special Projects	794-1157

**LONGHILLS VILLAGE  
NEIGHBORHOOD  
GARAGE SALE  
SATURDAY, APRIL 19TH**

Clean out your garage, attic, and closets and raise some cash! Plan for the semi-annual Longhills Village community garage sale on Saturday April 19<sup>th</sup>, 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! More details attached.

**LONGHILLS VILLAGE  
POA ANNUAL MEETING ON  
SUNDAY, APRIL 20th**

Please plan for our 5<sup>th</sup> annual POA neighborhood meeting and cookout set for Sunday, April 20<sup>th</sup>, at 4:30 PM at the golf course pavilion behind the clubhouse.

This will be a very important meeting, as we will be voting on a dues increase and four new board members to represent our neighborhood on the POA Board. This will also 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. There will also be door prizes. In the event of bad weather we will reschedule in May.

## **BOARD OF DIRECTORS ELECTION**

Your 2008 POA Board is looking for a few good volunteers – four to be exact. The board is composed of nine members, each serving three year terms on a staggered rotation to maintain continuity. Board members have responsibility in the areas of Communication, Activities, Membership/Block Captains, Landscaping, Maintenance/Repairs, Special Projects, Compliance, Finances, Webmaster, and share the administrative duties of the Board also. Board meetings are held monthly or bi-monthly, depending on current activity levels. We try to maintain a mixture on the board that is representative of our neighborhood, so that we get broad input. At this time, we need more representation from the ladies of our neighborhood and people with the skills required to become treasurer and/or webmaster for the POA website. Come join us in helping make our neighborhood great! Please submit your name to Ken Quick or any other board member listed on the cover page.

## **LONGHILLS VILLAGE BILL OF ASSURANCE**

We received and signed for a copy of the LHV Bill of Assurance at the closing on our home. This document can also be viewed on our website [www.longhillsvillagepoa.com](http://www.longhillsvillagepoa.com).

The following are the compliance issues requiring the most frequent attention:

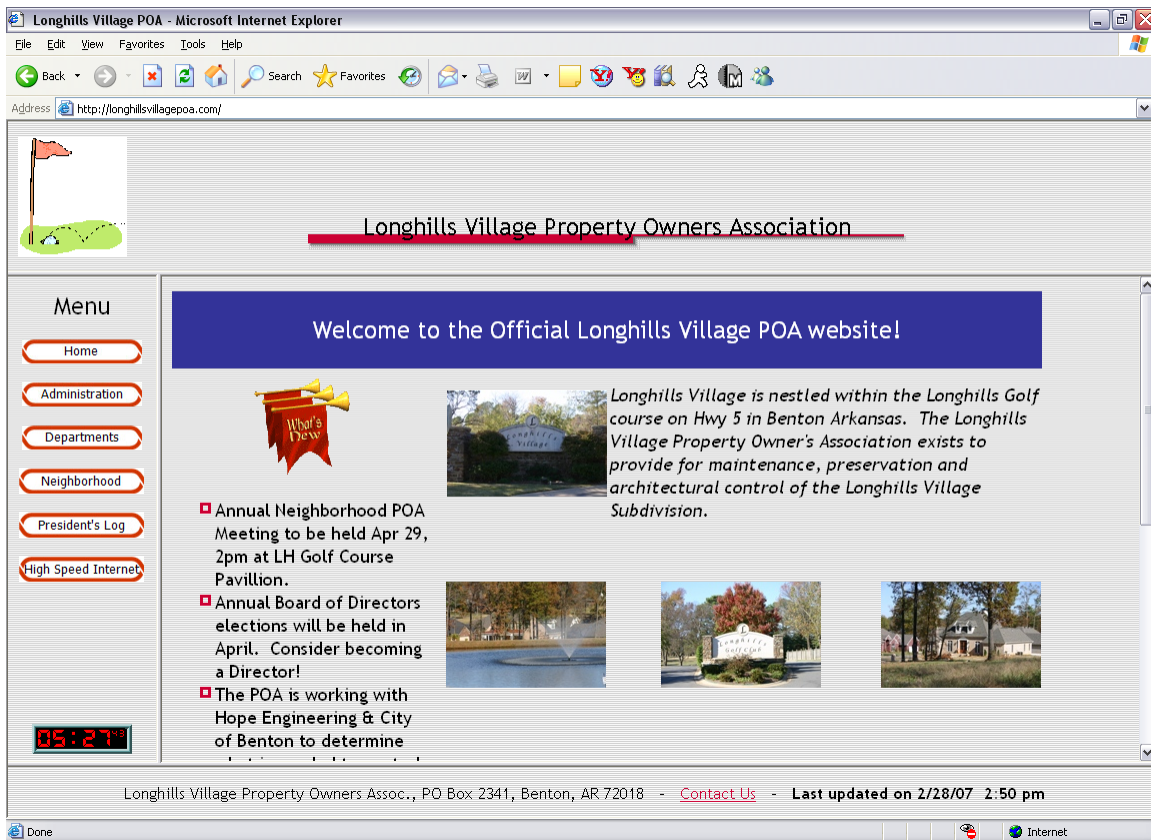
- Dogs must be in fenced yard or on a leash. No pets should be running loose in the neighborhood!
- All trash receptacles should be stored so they cannot be seen.
- Vacant lots should be mowed and maintained on a regular basis. These lots should remain free of debris and are not to be used as dumping 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.
- Compliance issues not being addressed.

The Board does not like to dwell on compliance issues in the newsletter, but the appearance of our neighborhood is important to our satisfaction in living here and in the appreciation of our investment. The board inspects and notifies property owners monthly and tries to settle every compliance issue on a timely basis. If an issue is not settled in a reasonable time, fines, property liens, and legal remedies are authorized in our by-laws. This is an expense we should not have to use our POA dues to resolve.

## LONGHILLS VILLAGE POA WEBSITE [www.longhillsvillagepoa.com](http://www.longhillsvillagepoa.com)



The Longhills Village POA website address is [www.longhillsvillagepoa.com](http://www.longhillsvillagepoa.com). This website is used as a source to update personal contact information, especially e-mail addresses for Longhills' residents. **We do not distribute this information** and this is the primary means by which we have of updating members on neighborhood news and activities.

## LONGHILLS VILLAGE POA 2008 BUDGET

	2006	2007	VARIANCE	2008	VARIANCE
	ACTUAL	ACTUAL	EXPLANATION	BUDGET	EXPLANATION
<b>ANNUAL DUES</b>	23000	24000		25000	
<b>EXPENSE CAPTION</b>					
<b>ACTIVITIES</b>		1500	welcome baskets Christmas décor.	1700	added POA activities
<b>COMMUNICATION</b>	300	600		600	
<b>ADMINISTRATION</b>	300	-200	lien receipt	500	
<b>MAINTENANCE - GROUNDS</b>	8300	8200		9000	additional area
<b>MAINTENANCE – REPAIRS</b>	1200	2100		2000	
<b>UTILITIES – ELECTRIC</b>	7000	8000	Part year rate increase	10000	additional area, full year rate
<b>UTILITIES – WATER</b>	700	1700	Part year rate increase	2000	additional area, full year rate
<b>SPECIAL PROJECTS</b>	5000	20800	creek clearing, S.C. street lights, S.C. entrance sign	9000	comp. S C sign, mulch, etc.
<b>TOTAL SPEND</b>	<b>22800</b>	<b>42700</b>		<b>34800</b>	
<b>ENDING BALANCE</b>	29000	10300		500	
<b>PROPOSED 2009 LHV POA DUES 240 LOTS @ \$150</b>				<b>36000</b>	

The LHV POA Board is recommending that our 2009 annual dues be increased to \$150. Requested projects have increased the common areas requiring maintenance, and utility costs have increased significantly. POA expenses in both 2007 and 2008 will exceed annual dues receipts. Proposed 2009 dues of \$150 (\$36,000) will only just slightly exceed 2008 budgeted expenditures. Failure to approve this increase will essentially eliminate any special improvement projects.

### CONTRIBUTIONS FOR GIFT BASKETS FOR NEW RESIDENTS

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  
 Phillips-Moudy-Duke Real Estate/Dan Moudy  
 Family Dollar/Bob Russell

**“The LHV POA would like to thank the contributors for their gifts to our new residents’ baskets.”**