



# Longhills Village Property Owners Association

**Longhills Village POA Newsletter**

**Spring 2009**

## **Board Members**

Ken Quick President	316-5337
Bob Russell Vice President	794-1460
Russ Rhodes Treasurer	303-4613
Stan Garver Secretary	282-8842
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 Activities	358-8523

## **LONGHILLS VILLAGE POA ANNUAL MEETING ON SUNDAY, APRIL 19th**

Please plan for our 6<sup>th</sup> annual POA neighborhood meeting set for Sunday, April 19<sup>th</sup>, 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. There will also be snacks and door prizes. In the event of bad weather we will reschedule in May.

There are no board openings to fill this year, since the three board members whose terms expired agreed to continue serving. But, if you would like to volunteer for future openings on the board please let us know; we usually have several openings during the year.

## **NEIGHBORHOOD GARAGE SALE SATURDAY, APR. 25TH**

Clean out your garage, attic, and closets and raise some cash! Plans are to hold the annual Longhills Village community garage sale on Saturday April 25<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 2009 BUDGET

	<b>Jan - Dec 09</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Collection Fees Collected	24.00
Compliance Penalty Fees	198.00
Legal Fees Collected	24.00
Lot Maintenance	198.00
<b>POA DUES COLLECTED</b>	
Late Fees	696.00
<b>POA DUES COLLECTED - Other</b>	37,998.00
<b>Total POA DUES COLLECTED</b>	38,694.00
<b>Total Income</b>	39,138.00
<b>Expense</b>	
<b>Activities</b>	
Annual Neighborhood Garage Sale	115.60
Annual Neighborhood Meeting	29.44
Director Appreciate Dinner	127.00
<b>Total Activities</b>	272.04
<b>COMMUNICATIONS EXPENSE</b>	
PO Box	36.00
Quarterly Newsletter	210.00
Website	96.00
<b>COMMUNICATIONS EXPENSE - Other</b>	132.00
<b>Total COMMUNICATIONS EXPENSE</b>	474.00
<b>LANDSCAPING</b>	7,572.00
<b>LEGAL EXPENSE</b>	120.00
<b>MAINTENACE-REPAIRS</b>	4,452.00
<b>POSTAGE EXPENSE</b>	372.00
<b>SPECIAL PROJECTS</b>	15,000.00
Tax Prepare Fee	130.00
<b>UTILITIES-ELECTRIC</b>	
Benton Utilities	3,204.00
First Electric Coop	1,404.00
<b>Total UTILITIES-ELECTRIC</b>	4,608.00
<b>UTILITIES-WATER</b>	2,868.00
<b>Total Expense</b>	35,868.04
<b>Net Ordinary Income</b>	3,269.96
<b>Net Income</b>	3,269.96

## **LONGHILLS VILLAGE WELCOME BASKETS**

Over the past months your neighborhood block captains have distributed “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 also 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

*Larry's Pizza*

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

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

*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*

*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, along with other POA information, can also be viewed on our website [www.longhillsvillagepoa.com](http://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, and the city code limits four pets per household. No pets, including cats, 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, yards, or the golf course.
- Landscaping is to be completed before a home is occupied.
- Lawns and landscaped areas should be maintained on a regular basis.
- No structure on any lot shall be erected or altered until plans, including landscaping, have been approved by the architectural control committee. A structure includes fencing, basketball goals, swimming pools, and satellite dishes, which in no event shall be placed in front of a dwelling.

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 your 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 AND REMINDERS** – We average 8 – 10 non-compliance issues each month, and after notification, most are usually corrected by the following month. However, there are several compliance issues that have not been corrected in over three months, and as a result these property owners are being billed \$35 a month until their compliance issues have been corrected.

The mowing of vacant lots on a regular basis (at least four times a year during the growing season) 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 dues of \$150 are billed on January 1, and are due within 30 days. If not paid on time, late fees of \$15 are assessed on the next two billings. If dues are not paid within 90 days, a registered letter is sent advising that property liens will be filed. Liens have recently been filed against seven property owners that have not paid POA dues this year.

## **LONGHILLS VILLAGE POA MISC.**

**FLOODING UPDATE** – Eight property owners sustained flood damage during an April storm last year. The City Engineer and others determined 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 provided an estimate of \$46,000 to perform an engineering study for Longhills Village. Several board members and property owners attended the January meeting, where the drainage committee agreed to recommend the city proceed with this engineering study. The city council designated monies for this study in February, and the project started around March 16.

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 will likely expect a contribution from the POA to help fund the project, if a decision is made to move forward. If property owners were to approve a special assessment, or bond issue raising property taxes, would probably be required.

**GOLF COURSE UPDATE** – As you are aware the Longhills golf course is for sale. A preliminary offer by the city was rejected by the owners of the golf course. The city is reportedly still interested but price and financing are an issue. The owners are still marketing the golf course to other interested parties, principally to continue operation as a golf course. Selling the land for development is an option which raises several concerns for homeowners.

**NEIGHBORHOOD INFORMATION EMAILS** – The POA sends out periodic Emails to update residents on current events, even missing pets, keys, etc. If you have not been receiving these notices it is because the POA does not have your current Email address. If you wish to receive these notices you can update your information by going to the Resident Directory section on our website [www.longhillsvillage.com](http://www.longhillsvillage.com).