

Longhills Village Property Owners Association

Longhills Village POA Newsletter

Spring 2010

Board Members

Ken Quick President	316-5337
Bob Russell Vice President	794-1460
Josh Lane Treasurer	794-0277
Richard Vanhook Secretary/Webmaster	794-0277
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 SATURDAY, APRIL 17th

Please plan to attend our 7th annual POA neighborhood meeting set for Saturday, April 17th, at 2:00 PM at the golf course pavilion behind the clubhouse. This will be a great time to hear a report from your POA board and for you to ask questions. We will be serving hot dogs at 1:30, and there will be snacks and door prizes. In the event of bad weather we will reschedule in May.

We have several board openings to fill this year. If you would be interested in serving please notify one of our current board members ASAP. Members serve a three year term and attend about 8 meetings a year. Officers and Directors are selected in May when the 2010 term begins. You'll enjoy serving your neighborhood.

NEIGHBORHOOD GARAGE SALE SATURDAY, APR. 17TH

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 17th, starting at 7:00 AM. The golf course plans to join us with a "PRO-SHOP" garage sale also!

Advertisements will run in newspapers, signs will be at the 4 entrances, and balloons will be handed out at 6:30 at the golf course parking lot to mark the participating homes. See inside for details.

LONGHILLS VILLAGE POA 2010 BUDGET

	Jan - Dec 2010
Ordinary Income/Expense	
Income	
COLLECTION FEES COLLECTED	183.00
COMPLIANCE PENALTY FEES	420.00
LEGAL FEES COLLECTED	180.00
LOT MAINTENANCE	740.00
POA DUES COLLECTED	38,633.00
Total Income	40,156.00
Expense	
ACTIVITIES	300.00
BAD DEBT	700.00
COLLECTION FEES	180.00
COMMUNICATIONS EXPENSE	455.00
LANDSCAPE MAINTENANCE	7,572.00
PROFESSIONAL FEES	160.00
MAINTENANCE-REPAIRS	8050.00
POSTAGE/PRINTING EXPENSE	250.00
SPECIAL PROJECTS	18,000.00
TAX PREP FEE	130.00
UTILITIES-ELECTRIC	5,400.00
UTILITIES-WATER	2,900.00
Total Expense	44,097.00
 Net Ordinary Income	 -3,941
 ESTIMATED 2010 ENDING BALANCE	 13,854.00

LONGHILLS VILLAGE WELCOME BASKETS

Thanks to these local organizations for their Welcome Basket contributions:

Everett Pontiac Buick GMC/Dwight and Susie Everett
 Larry's Pizza/Larry White
 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 Century 21/ Eric Rytima
 Baker's Fine Jewelry/Pat Baker
 Jones Glass Carson Physical Therapy
 Baxley-Penfield-Moudy Real Estate/Dan Moudy
 Roving Stove Cooking Company/ Russ Rhodes

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.

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

- Dogs must be in a 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. After the recent damage to the golf course, residents are encouraged to contact the police if off-road vehicle use on neighborhood streets continues to be a problem.
- Landscaping is to be completed before a new 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.

We average 6-8 non-compliance issues each month, and after notification, most are usually corrected pretty quickly, and we appreciate that. However, there are always a few compliance issues that are not corrected, even with follow-up notices over three months. These property owners are then billed \$35 a month until their compliance issues are 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 has been an ongoing problem. The board passed a resolution last year that owners of vacant lots will be given a 30-day notice, and if the 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 were filed against seven property owners last year. Late fees, filing fees, and interest will then be assessed when the property is sold.

LONGHILLS VILLAGE POA MISC.

FLOODING UPDATE – 6-7 LHV property owners sustained flood damage on several occasions over the past several years. The city, as proposed by the drainage committee, authorized McClelland Engineering to prepare an estimate of what would be required to correct the LHV flooding problem. This \$46,000 engineering study determined that the culverts under three streets where the drainage ditch passes were undersized. Replacing these culverts along with modifications to the drainage stream is estimated to cost \$1.2M, excluding the acquisition of any property that might be required. This would be implemented in three phases requiring at least two years.

Earlier this year Alderman Greg White introduced a Storm Water Drainage Fee Ordinance #7 which would raise funds to start addressing some of the city's estimated \$7-8 million flooding problems. This ordinance would add fees incrementally by \$.50 up to \$3.00/month to our water bills over the next four years. On February 17 the city council held a public hearing where the majority of citizens present were against this fee, and on the following Monday the council overwhelmingly defeated this ordinance. So, at this point in time, there is no apparent resolution to this issue.

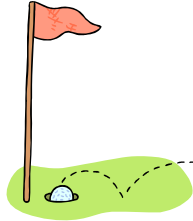
GOLF COURSE UPDATE – There is nothing new to report on the potential sale of the golf course. Earlier negotiations with the City of Benton were not productive and there has been no recent dialogue with the city or other interested parties.

LANDSCAPE IMPROVEMENTS – Please take note of the recent projects at Scott Salem entrance sidewalk and landscape curbing. Main-entrance landscape additions/curbing, new flower bed and pine straw median.

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.

GARAGE SALE

Longhills Village & Golf Pro-shop Garage Sale



Saturday, April 17th, starting at 7:00 AM. Ending at noon.

Will be advertised in local papers.

Signs will be posted at all 4 LHV entrances.

Mailbox balloons will be provided to signify participating homes.

IMPORTANT: Send an E-mail entitled GARAGE SALE to scott.spakes@longhillsvillagepoa.com with your name and address by April 15 to signify your participation. Balloons will be available for pick up at 6:30AM at the golf course parking lot.

Habitat for Humanity and Civitan Services will circulate through the neighborhood mid-day to pick up unsold items for donation.

Habitat takes furniture, household, building materials only – no clothing. Civitan Services takes clothing and household items only. Sort accordingly. They can provide tax donation receipts.