

# Longhills Village Property Owners Association

**Longhills Village POA Newsletter**

**Spring 2011**

## **Board Members**

Ken Quick President	316-5337 quick_ks@sbcglobal.net
Bob Russell Vice President	794-1460 boblinruss@att.net
Josh Lane Treasurer	951-0683 jlane@acd-inc.com
Richard Vanhook Secretary	794-1236 richard.vanhook@gmail.com
Tadd Farmer Communications & Activities	425-9490 taddfarmer@hotmail.com
Erica McGowan Membership/Block Captains	794-5809 ewmcgowan1972@yahoo.com
Clyde Kingery Landscaping, & Special Projects	<b>OPEN</b>
Gary Hopper Compliance	794-1552 rcogarryhop@aol.com
Brad Bohannon Communication & Activities	<b>OPEN</b>

## **LONGHILLS VILLAGE POA ANNUAL MEETING ON SATURDAY, APRIL 16th**

Please plan to attend our 8<sup>th</sup> annual POA neighborhood meeting set for Saturday, April 16<sup>th</sup>, 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 two 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 2011 term begins. You'll enjoy serving your neighborhood.

## **NEIGHBORHOOD GARAGE SALE SATURDAY, APR. 16TH**

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 16<sup>th</sup>, 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 2011 BUDGET**

	<u>Jan - Dec 2011</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
COLLECTION FEES COLLECTED	200.00
COMPLIANCE PENALTY FEES & LIENS	400.00
LEGAL FEES COLLECTED	200.00
LOT MAINTENANCE	800.00
POA DUES COLLECTED	<u>37500.00</u>
<b>Total Income</b>	37500.00
<b>Expense</b>	
ACTIVITIES	400.00
BAD DEBT	700.00
COLLECTION FEES	200.00
COMMUNICATIONS EXPENSE	300.00
LANDSCAPE MAINTENANCE	7,500.00
PROFESSIONAL FEES	400.00
MAINTENANCE-REPAIRS	6000.00
POSTAGE/PRINTING EXPENSE	600.00
SPECIAL PROJECTS	20,000.00
TAX PREP FEE	100.00
UTILITIES-ELECTRIC	5,800.00
UTILITIES-WATER	<u>3,500.00</u>
<b>Total Expense</b>	<u>45,500</u>
 <b>Net Ordinary Income</b>	 <u>-8,000</u>
 <b>ESTIMATED 2011 ENDING BALANCE</b>	 <u><u>7,300.00</u></u>

## **LONGHILLS VILLAGE WELCOME BASKETS**

The board thanks the many local organizations that have contributed to the POA Welcome Baskets that are given to our new residents. We have been using up our inventory for baskets this past year, but will soon be soliciting contributions for 2011. Anyone who would like to make a contribution and promote your business please contact Erica McGowan

## 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 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 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. Owners will be given one notice, and if not mowed within 30 days the board will have the lot mowed, and the owner will be billed. Vacant lots should remain free of debris, and are not to be used as dumping grounds by 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.
- 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.
- Off-road motorized vehicles (ATVs, unlicensed motorcycles, etc.) driven on empty lots, streets, yards, or the golf course. Residents are encouraged to contact the police if off-road vehicle use in the neighborhood continues to be a problem.

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.

Property dues of \$150 are billed in January, 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. Late fees, filing fees, and interest will be assessed when the property is sold.

## **LONGHILLS VILLAGE POA MISC.**

### **NEIGHBORHOOD CRIME WATCH –**

The first organizational meeting of the Longhills Village Crime Watch was held November 29, 2010. Most of the crimes occurring in LHV have been car vandalism, and in most cases the cars have been unlocked. In many cases these incidents were not reported to the police, because it was considered "minor theft or just vandalism" - but this is breaking and entering and it is a felony. Always report these events, even if the value or damage is minimal; the police need a record of these events in order to focus their activity. The following preventive actions are stressed:

***Lock your car, close your garage door, keep valuables out of sight - take inside or lock in trunk, keep bushes trimmed around your home, leave your lights on or install motion-detector lights, consider installing an alarm system (or obtain alarm company sign), and avoid any outward indication that you are not at home (vacation, Holidays, etc.).***

***Be observant for crime or suspicious activity, write down observation details( car or person description, lic. number, etc.), and immediately call the police and provide detailed information. Emergency number is 911, non-emergency (dispatch) number is 778-1171.***

We also need to communicate criminal or suspicious activity to our residents, so they can be on the alert. We are using our existing neighborhood email system to accomplish this notification; therefore, it is important that the POA has your email address. During this organizational period you are asked to contact Ken Quick [quick\\_ks@sbcglobal.net](mailto:quick_ks@sbcglobal.net) or Bob Russell [boblinruss@att.net](mailto:boblinruss@att.net). A copy of neighborhood email notifications will be also be sent to Lt. Russell and Sgt. Tidell as our police department contacts regarding neighborhood crime watch activities.

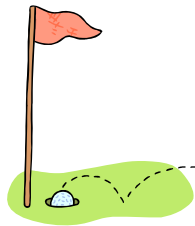
Crime Watch and No Soliciting signs have been installed at the entrances to LHV. Benton requires solicitors to have a permit, which includes a criminal background check, a valid ID, and a \$5 permit fee. If a solicitor comes to your home, tell them there is no soliciting in LHV, ask them to leave, and call the police non-emergency number 778-1171 for their follow-up. Help make our neighborhood a safer place to live.

**NEIGHBORHOOD IMPROVEMENTS** – This year we installed new landscaping and curbing for the main entrance flower beds and upgraded the median drive with pine straw. Sign lighting and landscape curbing for Scott Salem entrances was also added. Your POA dues at work!

The board solicits your suggestions on projects and improvements that would be beneficial to our neighborhood. The formation of a Neighborhood Crime watch and expansion of our neighborhood email communication system resulted from concerns expressed in last year's Annual Meeting.

# GARAGE SALE

## Longhills Village & Golf Pro-shop Garage Sale



Saturday, April 16<sup>th</sup>, starting at 7:00 AM. Ending at noon.

Will be advertised in local papers.

Signs will be posted at all LHV entrances.

Mailbox balloons will be provided to signify participating homes.

**IMPORTANT:** Send an E-mail entitled GARAGE SALE to [taddfarmer@hotmail.com](mailto:taddfarmer@hotmail.com) with your name and address by April 1 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.