



Longhills Village Property Owners Association

Longhills Village POA Newsletter

Spring 2013

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
Shanie Perez-Paul Secretary/Webmaster	316-0076 perezshanie@yahoo.com
Gary Hopper Activities	794-1552 rcogaryhop@aol.com
Michelle Broadway Membership	316-2460 mbroadway13@att.net
Charles Moulton Landscaping, & Special Projects	794-1063 charles.moulton@arkansasag.gov.

LONGHILLS VILLAGE POA ANNUAL MEETING ON SUNDAY, APRIL 28th

Please plan to attend our 10th annual POA neighborhood meeting set for Sunday, April 28th, at 2:00 PM at Bishop Center on Boone Rd. in Bryant. Refreshments will be provided. Please let us know if you have any topics of discussion for the agenda.

If you would be interested in serving on the POA board please notify one of our current members. There are no openings at this time, but we are always looking for volunteers to fill openings. Members serve a three year term and attend 8-10 meetings a year. Officers and Directors are selected in May when the 2013 term begins.

LONGHILLS – LINDSEY HISTORY

Some residents are either unaware of or have forgotten the background on Lindsey's efforts to purchase the Longhills golf course. The following excerpts from previous communications are presented to help clarify what has transpired since 2011.

July 19, 2011 – Bud Busken advises the LHV POA board that Longhills Inc. had entered into a contract to sell the golf course to Lindsey and Associates. The course had been for sale since 2007, when the Benton's Park Commission considered, but decided against purchasing the golf course.

July 28, 2011 – The PHV POA board meets with the management group from Lindsey to review their plans as summarized in a neighborhood newsletter – excerpts follow:

Lindsey is a large developer with 30 years experience and 137 properties in multiple states, many similar in concept to their proposal for Longhills. Lindsey personnel were adamant that their properties are well supervised and that any bad elements are evicted. All apartment renters undergo credit and background checks, and no apartments will be low-income subsidized housing.

Their current plans are to realign the golf course to facilitate the construction of 780 apartment units - built to condominium codes. The two-story, 12 unit buildings would be similar to those at Hurricane Lake, with two and one bedroom apartments of 1100 & 600 sq. ft., with an estimated occupancy of 1200 residents. The two apartment areas on either side of Augusta Drive would be fenced, landscaped, and each would have a pool and clubhouse. Access to the apartments will be from Augusta Drive and Longhills Road. Phase I apartments are expected to be completed in 1.5 years and Phase II should be completed in 2.5 years.

If the sale goes through, closing would take place on January 5, 2012. The golf course would be renamed and maintained at 18 holes. The course drainage and sprinkler systems would be expanded and the greens changed to hybrid Bermuda, with five new holes. Plans for a retention pond by the tee at #11 and dredging and expansion of the retention pond on #12 should provide needed flood relief. Current golf course members would have full rights at Hurricane Creek during the golf course construction period. The existing pool will remain for residents and swimming lessons and the junior golf program will continue to be available. Plans for the existing pro-shop and maintenance facilities were not complete.

Nov.15, 2011 - Lindsey holds a meeting with LHV residents to explain their plans and answer questions.

Dec. 13, 2011 - Lindsey's zoning request is approved by the P&Z Board.

January 9, 2012 - The first of three meetings are held with the Benton City Council.

January 23, 2012 - The second scheduled Council meeting is cancelled due to the discovery of a covenant restriction on the golf course.

April 12, 2012 – Longhills Inc. executes a release of the covenant that applied to the golf course.

July 17, 2012 - A meeting is held by the owners of the Longhills golf course with 60+ residents of LHV whose property falls within the area covered by a covenant that was involved in the transfer of property between the golf course and Longhills Properties LLC., when the subdivision was developed in 1999. The initial 1986 golf course covenant, which restricted the use of Longhills property to a golf course, was released by Longhills Inc. several months earlier. But, in the process it was discovered that some LHV property owners were also impacted by the covenant, and there existed a cloud which could not only impact the sale of their property, but also any potential sale to Lindsey. Lindsey stated he would not purchase the golf course unless residents affected by this covenant agreed to sign a release.

Mr. Lindsey and his project team advised that in order to encourage a resolution to this issue and address previous concerns of LHV residents, he had agreed to revise his plans, moving all 800 apartments (now three story) to the West side of the main entrance. They are also providing a separate entrance to the apartments from Hwy. 5 eliminating any apartment traffic from the main entrance. The golf course will remain 18 holes, with significant improvements in irrigation, green redevelopment, new cart paths, and pro-shop renovations. The addition of a large lake with fountains along the entrance to the golf course will significantly improve property appearance. It would take at least eight weeks for re-submittal to the city and at least four months until construction would start. Total project construction would take about two years. The back nine of the golf course would stay open initially.

Bud Buskin feels that Lindsey’s current proposal is the best option for the residents and the city. He again confirmed that the golf course had lost money for several years, and that Mr. Lindsey is the only buyer interested in the golf course. Mr. Lindsey stated that the only way he can be successful with the golf course is through the financial support from the apartments. According to Mr. Lindsey, this would be a project residents would be proud of. He also stressed that this project was currently at the top of his list, but it is not the only one. He would not hesitate to move on to his next project if residents are still dissatisfied with his current proposal.

Oct. 1, 2012 – The golf course and swimming pool closes, not to be reopened by Longhills Inc. Even though it is apparent that a few residents will not agree to the covenant release, Longhills Inc. asks Lindsey to renew the contract to purchase the golf course. Lindsey agrees to an addendum extending the sales contract for six months. Lindsey subsequently stipulates in writing that”no multi-family developments shall be constructed on the Longhills site, east of Augusta Drive during his lifetime.”

Jan. 13, 2013 – Longhills Inc. announces that they are seeking a declaratory judgment against several property owners and mortgage companies asking the court to stop enforcement of the covenant, allowing the sale to Lindsey to proceed. Please click on the following Saline Courier newspaper link for further details <http://bentoncourier.com/content/longhills-stockholders-seeking-court-action-regarding-covenant>

2012 ACTUAL/2013 BUDGET

INCOME	JAN-DEC	BUDGET
FEES COLLECTED	1300	1000
DUES COLLECTED	37050	37500
TOTAL INCOME	38350	38500
EXPENSE		
ACTIVITIES	8560	3000
COLLECTION FEES	485	500
COMMUNICATION	2005	2000
LANDSCAPE & MAINTENANCE	5870	8000
PROFESSIONAL FEES	425	750
MAINTENANCE REPAIRS	4324	5000
POSTAGE PRINTING SUPPLIES	252	500
SPECIAL PROJECTS	750	3000
TAX PREP	0	0
UTILITIES - ELECTRIC	3668	4000
UTILITIES - WATER	2829	3000
TOTAL EXPENSE	29168	29750
NET ORDINARY INCOME	-9181	-8750
ENDING BALANCE	26456	35206

LHV GARAGE SALE

Our neighborhood garage sale will be held Saturday, April 27 from 7:00 – 12:00. The sale will be advertised in local papers and signs will be posted at all LHV entrances. We will not be using balloons this year – it’s easy to determine who is participating.

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 items accordingly. These agencies can provide tax donation receipts.

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 longhillsvillagepoa.weebly.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, wheel barrows, mowers, etc. should be stored out of sight (street or golf course).
- 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.
- Residents are prohibited from parking in the street. And it is against the law for our visitors to park facing the flow of traffic, on a sidewalk, within 15' of a fire hydrant, and within 30' of an intersection with a stop sign.
- Landscaping is to be completed before a new home is occupied.
- Lawns and landscaped areas should be maintained on a regular basis. There should be no dumping of grass clippings or landscape cuttings into curb inlets or drainage structures.
- 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 or texting while driving and not stopping at STOP signs.
- Residents not cleaning up after their pets while being walked or controlling nuisance barking.
- Off-road motorized vehicles (ATVs, unlicensed motorcycles, golf carts, etc.) driven on empty lots, streets, yards, or the golf course.

Most non-compliance issues are corrected pretty quickly after notification, which we appreciate. However, there are always a few compliance issues that are not corrected, even with follow-up notices. 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 billing. If dues are not paid within 90 days, a property lien is filed. Late fees, filing fees, and interest will also be assessed on the lien when the property is sold.

NEIGHBORHOOD CRIME WATCH

Longhills Village organized our Crime Watch November 29, 2010. Most of the crimes occurring in LHV have been car vandalism, and usually these cars were unlocked. Previously these incidents were not reported to the police, because they were considered to be "minor or just vandalism" - but this is still breaking and entering, and that is a felony. Always report these events, even if the value or damage is minimal; the police need a record so they know where to focus their patrols. The following preventive actions are stressed:

Park your car in your garage..... Lock your home and vehicle doors..... Close your garage door when not in use..... Keep valuables out of sight - take inside or lock in the trunk.....Break down boxes of valuable items by your trash.....Keep bushes trimmed around your home.....Leave your lights on or install motion-detector lights..... Consider installing an alarm system..... Avoid any outward indication that you are not at home (vacation, Holidays, etc.)..... Get to know your neighbors and share contact information, and most importantly:

Be aware of unknown/suspicious vehicles and people - write down your observations in detail (car or person description, license number, etc.), and immediately call the police and provide detailed information. The emergency number is 911, and the non-emergency (dispatch) number is 778-1171.

We communicate criminal or suspicious activity to our residents through our neighborhood email system. We now have < 93% of our residents email addresses, and also report other items of interest by email. Therefore, it is very important that the POA have your email address. You are asked to contact Ken Quick quick_ks@sbcglobal.net or Bob Russell boblinruss@att.net to send out a crime watch notification. A copy of our neighborhood email notifications are also sent to Lt. Russell and Sgt. Tidell who are our police department contacts regarding neighborhood crime watch activities.

Crime Watch and No Soliciting signs have been installed at all entrances to LHV, which means that no one can solicit in our neighborhood. Some solicitors operate under a city of Benton Privilege license and others operate under a license issued by the city clerk's office requiring a criminal background check, a valid ID, and a \$20 permit fee. If a solicitor comes to your home, tell them there is no soliciting in LHV, ask them to leave, and if they do not leave, call the police non-emergency number 778-1171 for their follow-up. Permitted companies are advised by the city clerk of the neighborhoods which do not allow soliciting, and she would like to know of any companies disregarding this notice by calling 776-5908 or 317-5920.

The golf course is private property and residents and their children are not permitted on the course without a signed waiver from the owner. Residents are encouraged to contact the police at 778-1171 only if individuals are doing something that would be considered harmful or dangerous, such as setting a fire, carrying a gun or bow for hunting, destroying property. If there are any questions regarding activity on the golf course contact Bud Busken at 860-2056.