



Longhills Village Property Owners Association

Longhills Village POA Newsletter

Summer 2011

Board Members

Ken Quick President	316-5337 quick_ks@sbcglobal.net
Bob Russell Vice President	794-1960 boblinnruss@att.net
Josh Lane Treasurer	951-0683 jlane@acd-inc.com
Richard Vanhook Sec. & Website	794-1236 richard.vanhook@gmail.com
John Campbell Communications & Activities	425-8977 campbellj47@yahoo.com
Erica McGowan Membership/Block Captains	205-994-0757 ewmcgowan1972@yahoo.com
Charles Moulton Landscaping, & Special Projects	794-1063 charles.moulton@arkansasag.gov
Gary Hopper Compliance	794-1552 rcogarryhop@aol.com

Communication
& Activities

OPEN

LHV MISC.

EMAIL SYSTEM - Most LHV residents are receiving emails communicating important neighborhood news, and crime watch information. But the POA board only has email addresses for about 150 property owners. If you have not been receiving these emails from Bluehost, we don't have your address or your address may have changed. Please give us your email address by contacting a board member or your block captain or by going to our website at www.longhillsvillagepoa.com and updating your information under directory update from the neighborhood menu. Your address will be kept confidential.

BOARD OPENING - We have a board opening to fill. If you would be interested in serving please notify one of our current board members. Members serve a three year term and attend about 8 meetings a year. Officers and Directors are selected annually in May after the annual meeting when the new term begins. Come help us make our neighborhood great.

YARD WASTE – The Republic landfill will no longer accept yard waste, which now has to be composted according to state law. We have talked with the Saline County Regional Waste Authority; they can provide a 20 cu. yd dumpster at LHV one weekend a month. The container would be manned during the day and enclosed overnight. There is also the possibility that the county could provide a yard waste container. We would have to provide a location for the dumpster and assure no foreign items were deposited. We will keep you advised as we gain more information.

YARD MAINTENANCE – The appearance of some yards in LHV has deteriorated, and reflects poorly on our neighborhood. Because of the heat and lack of rain, we have been reluctant to contact residents, but expect to be notified if your yard needs attention.

LINDSEY PLANS FOR GOLF COURSE PROPERTY

This week Lindsey Management reviewed their plans for Longhills golf course with the POA board, if and when the purchase is finalized. The board feels that this is a positive opportunity for all parties. We believe that long-term LHV property values will be maintained or increased with the development of Longhills as a multi-use golf course property. The purchase and operation of the property as a stand-alone golf course is highly unlikely. And we feel the purchase and development of the property for single family homes without a golf course would likely result in lower property values. We are basing our support of this project on the impact on LHV as a whole, but in any project like this, not everyone is impacted the same. The view from some homes may change but Lindsey plans to minimize the impact through landscaping.

Lindsey is a large developer with 30 years experience and 137 properties in multiple states similar in concept to their proposal for Longhills. All apartment renters undergo credit and background checks, and no apartments will be low-income subsidized housing. Lindsey personnel were adamant that their properties are well supervised and that any bad elements are run off. Their current plans are to realign the golf course by replacing new holes to facilitate the construction of 780 apartment units - built to condominium codes, so that they could potentially be converted at a later date. The two-story, 12 unit buildings would be similar to those at Hurricane Lake. The two apartment areas will each have a pool and clubhouse. The two and one bedroom apartments of 1100 & 600 sq. ft., with an estimated occupancy of 1200 residents, would be fenced and landscaped. Two additional entrances will be added for apartment access from 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, which would be renamed the Links at Longhills and maintained at 18 holes, would be closed for 9 months to a year. The course drainage and sprinkler systems would be expanded and the greens changed to hybrid Bermuda. Holes 3, 5, 8, 9, & 14 would be new. 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 and swimming lessons will continue to be available. The junior golf program will continue. Plans for the existing pro-shop and maintenance facilities were not complete.

A large site plan will be available in the pro-shop. Lindsey plans to hold a meeting with residents in 6 - 8 weeks, prior to requesting preliminary and final approval from the city. Residents will be advised of zoning meetings with the city and their input is welcome. Board members may be able to answer some of your question, but Hugh Jarratt, Lindsey Real Estate Development Counsel should be contacted at (492)521-6686 Ext. 3181 for specific information.

The Links at Cadron Valley is a Lindsey development in Conway with a nine-hole course. This six year old development with 576 apartments is similar to Longhills, in that this was a conversion of an existing, older golf course with existing property owners. Centennial Valley also in Conway is an 18-hole course with nice homes and apartments. We encourage you to visit these developments and talk with the residents to get a good preview of what we should expect.