

Longhills Village Property Owners Association

2020 Annual Report

September 2020

The Longhills village POA board has developed this report to provide information on board activities for last year since we will not be able to have an in-person annual meeting in 2020 due to the Covid-19 pandemic. We are expecting to have an in-person POA meeting in late April of 2021.

This report will include comments from the president, a special projects and maintenance report from the vice president, a financial report from the treasurer, a compliance summary report, and a communications/special events report.

President's Comments

Board Member Changes – Our POA Board of Directors includes Seven members. We currently have one opening on the board. The board determines the officers and duties of each board member after the annual meeting. Current Board members are Perry Faver, President, Jason Schlau, Vice President, Cindy Stracener, Treasurer, Kathryn Jacobs, Secretary, Joshua Judkins, Compliance, and Dana Houston, Communications. We have one opening on the board and need this person to be responsible for membership outreach. If you would be willing to serve on the POA board please let one of the current board members know. The only requirement is to be a POA member in good standing.

We want to say thank you to board members who have resigned this year for the service they have provided. Our President for the past three years, Anthony Baker resigned in May after serving on the board for a total of 6 years and as president for the past 3 years. This was a big commitment and he invested much time and effort during that time. Also resigning after two years on the board are Jonathon Adams who was secretary, and Teresa Price, membership director. We thank all of you for your time on the board.

Despite the covid-19 restrictions, the board continues to have monthly meetings. But, now these meetings are via teleconference. We publish minutes of the monthly meetings on the POA website each month. We continue to make sure: the bills get paid, the landscaping at the entrances are maintained, light poles are fixed when they break, compliance is monitored and issues are addressed, yard of the month is recognized, and activities are planned for the neighborhood.

If you have comments, questions, or suggestions, please send us an email using our comments page on the website or contact one of the board members directly.

Special Projects and Maintenance

Here are some of the projects that have been done for the neighborhood over the last year.

We power washed the Longhills Village entrance signs. We had new flowers and mulch installed at the entrances. Security cameras were installed at all four entrances. We had to replace two light poles due to accidents that destroyed them. The light poles cost over \$3,000 each to replace. When we find out who knocked the pole down, we look for reimbursement from them. One pole was destroyed last year and we were not able to determine who knocked it down. The board is researching the cost to have insurance on the light poles. We have never had insurance on them before. Several of our lights have had maintenance done, this is usually about \$200 each time. We have one light pole that is down now at the corner of Cypress Point and Spyglass. It has been ordered. These are special ordered and take a few weeks to arrive.

Financial Report

PDF financial reports are attached for calendar year 2019 and for 2020 from Jan through September. A couple of notes: for the 2019 Report, some of the POA Dues of 42,566.79 were from the previous year dues and for some payment of liens which were not previously categorized correctly. One new expense in 2019 was the purchase of professional and liability insurance for the POA. In 2020, we have had \$1,000 in legal fees. This was to pay the deductible for the insurance policy when the POA was sued to allow an exception to side setbacks for a builder on a Shoal Creek patio home lot. The insurance company paid the remainder of the legal fees for us. The lawsuit was settled based on property owners on both sides of the lot providing in writing a statement that they understood and accepted the exception.

Compliance Summary Report

This is a summary of compliance issues from the Annual Meeting Sunday May 5th 2019 Through September 17, 2020. Most issues were fixed before fines were assessed. Since the last annual meeting, there have been the following compliance issues:

Mowing	11 Notifications Sent 3 of those were 2 nd notifications 1 fine assessed
Overnight Parking	10 Notifications Sent 2 of those were 2 nd notifications 0 fines assessed
Trailer / RV / Boat Parking	9 Notifications Sent 1 of those were 2 nd notifications 0 fines assessed
Sod / Mailboxes / etc	4 Notifications Sent 2 of those were 2 nd notifications 0 fines assessed
Pools	3 Notifications Sent 1 of those were 2 nd notifications 1 fine assessed
Totals	37 Notifications Sent 9 of those were repeat Notifications Total of 2 x \$100 Fines Assessed

The POA is not in business primarily to raise money with compliance fines. They are assessed in order to bring issues into compliance. The problems have been corrected and most fines have been paid except for the most recent fine. Most issues this past year have been parking in the street, boats and trailers in driveways, and above ground pools that have been removed, etc.

Burning trash, pet waste, yard clippings in the road, and other general nuisance issues are not covered by the Compliance part of the Longhills Village Bill of Assurance. Some of these are covered by state law or city ordinance. If you have a general nuisance complaint, please contact the relevant authority if you feel you cannot work something out with your neighbor.

The Benton Police Department Non-Emergency Number is 501-778-1171, they will be able to get you to the correct department based on your problem.

Please remember, most problems can be resolved peacefully with a simple conversation or email. Don't forget to be a good neighbor.

Do not hesitate to contact a board member if you have questions or comments. See the website for specific email addresses for your particular situation.

Communications/Special Events Report

Here are some communications sent out in 2019 and 2020 since our last POA meeting. Emails were sent out each month announcing the yard of the month winners, neighborhood activity updates, and other various matters pertaining to that month to keep our residents informed. There were also 5 additional emails sent out addressing specific topics including an update on the pool, food trucks, and the security cameras. Additionally, minutes from the POA board meetings were posted to the neighborhood website monthly for those who wanted a detailed update. After much discussion with Lindsey Management, they informed us that their lender would not release the pool and surrounding land as part of the collateral for their loan. Therefore, Longhills Village property owners did not have the option to vote on taking over the pool from Lindsey Management.

The fall garage sale was planned for Saturday, September 26th 2020 from 7:00 am – noon. An ad was purchased to run in the Saline Courier for 3 days leading up to the garage sale date, and it was also listed on mysaline.com. Habitat for Humanity ReStore in Benton agreed to drive through the neighborhood again this year collecting donations of any unsold items.

A new tradition of food truck Saturdays was started this year. Each Saturday during the summer, one food truck came to the neighborhood and many residents enjoyed the option to purchase food while remaining close to home. Movie night was held in 2019 but was cancelled in 2020 due to COVID-19 precautions/restrictions. However, the POA board still wanted to do something special for the children in our neighborhood. A snow cone truck was scheduled to come to the neighborhood for an hour and served snow cones to our residents on September 18.

An in-person annual POA meeting will be planned for some time in April of 2021 assuming large gatherings are allowed by then.

2019 Yr end Report - Last year

1/1/2019 through 12/31/2019

8/20/2020

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Category	1/1/2019- 12/31/2019
INCOME	
Lien Pmt	832.00
POA Dues	42,566.79
TOTAL INCOME	43,398.79
EXPENSES	
Actitivies	940.24
Annual Meeting	266.80
Attorney Fees	550.00
Christmas Decorations	255.00
Fees & Charges	
Bank Fee	8.00
TOTAL Fees & Charges	8.00
Insurance (Business)	3,089.00
Landscaping Services	4,955.00
Liens	32.00
Light Pole Maintenance	747.10
Mailing Supplies For Ballot	233.77
Misc. Expense (Business)	15.00
Misc. Expense Post Office Box	80.00
Misc. Expense Post Office Box Extra ...	18.00
Mowing Lots	225.00
New Member Baskets	613.06
Office Expenses (Business)	119.99
Postage and Delivery (Business)	254.15
Printing and Reproduction (Business)	300.00
Storage Unit Rental	669.00
Tax	
Property Tax	5.53
TOTAL Tax	5.53
Utilities (Business)	2,342.68
TOTAL EXPENSES	15,719.32
OVERALL TOTAL	27,679.47

Banking Summary - Year to Date

1/1/2020 through 9/24/2020

9/24/2020

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Category	1/1/2020- 9/24/2020
INCOME	
Lien Pmt	918.00
POA Dues	38,080.80
TOTAL INCOME	38,998.80
EXPENSES	
Actitivies	18.48
Annual Meeting	100.00
Attorney Fees	1,000.00
Cameras	14,575.39
Christmas Decorations	645.25
Fees & Charges	
Service Fee	108.00
TOTAL Fees & Charges	108.00
Insurance (Business)	3,089.00
Landscaping Services	4,418.08
Light Pole Maintenance	8,083.71
Misc.	0.00
Misc. Expense Post Office Box	92.00
New Member Baskets	334.45
Office Expenses (Business)	65.50
Postage and Delivery (Business)	17.60
Printing and Reproduction (Business)	1.75
Sprinkler system	1,286.20
Storage Unit Rental	672.00
Tax	
Property Tax	5.54
TOTAL Tax	5.54
Utilities (Business)	1,403.84
TOTAL EXPENSES	35,916.79
OVERALL TOTAL	3,082.01