



NEIGHBORHOOD NEWS

Ken's Corner

Our monthly Newsletter is now being sent to you via email and it will also appear on the website, www.Villageatstp.com. The site will continually be enhanced with easy-to-access information helpful to our residents. Posting of our Social Calendar is the most recent addition. We once again thank Eoin Kenny for his work bringing our site to life.

New Neighborhood Management

We are pleased to announce that Knisley Management Company will begin serving our Community as MJS Management discontinues their services effective October 22, 2021. The new contact information currently appears on our Site. Contact with the BOD remains available at bod.vasp@gmail.com.

New Budget for 2022

The HOA Board begins the budget planning process for calendar 2022 this month. It is the next step in creating a community budget that will differ from those calculated by the Developer in past years, and will recognize needs that the Community desires for future activities. Incredible stewardship exhibited by our neighbors will likely result in a small reduction in the 2022 Annual Assessment, remarkable considering the inflationary cycle that currently prevails. The absence of delinquent accounts, no money spent in the collection processes, the absence of legal fees, and no self-inflicted common area property damage and resulting repairs has kept our expenses contained. Volunteer activities related to landscaping has also resulted in the preservation of our funds. THANK YOU TO ALL.

Your Help Is Needed

The single most negative aesthetic impact on our community is the ongoing unsightliness of blue and green trash and recycling containers stored in clear view from our streets. Our Covenants and Rules are clear on this matter – they must be stored out of sight when not actually at curb side for pick up. Simply removing them from in front of garage doors and street view home fronts will make an enormous improvement. Neighbors have to date exercised restraint from filing Violation Reports. However, volume is building asking the BOD to enforce Rules compliance, a process that can cause unnecessary adversity and expense. Please do your part.

Solar

The Architectural Review Committee has received requests regarding installation of Solar Systems. The Developer Covenants specifically rule against these installations. All applications have been routinely rejected and any submission fees refunded. However, global energy issues are part of daily dialogue and exploring solar energy is a fair subject for discussion. It is on the radar of many Homeowner Associations. We are no different.

The Village at Stiles Point HOA Board has been consumed with a number of developer-to-new-HOA transition matters, and approaching the solar energy subject, right or wrong, is currently in the TBD category. It is a discussion that will undoubtedly be important to the entire community, and after some very thorough, possibly lengthy, and accurate research will likely come down to a decision by the entire ownership.

Ken Thompson

AN 'ALL HANDS' MATTER

Recent heavy rain reminds all of ground water management. The reality is that many of our properties do not adequately drain surface water to the street's storm drain infrastructure. Homeowners are faced with the problem of moving puddles away from their respective property without it invading a neighbors' yard or landing in another undesirable location.

Resolving drainage issues DOES REQUIRE an application to be submitted to the Architectural Review Committee prior to beginning work.

Ideally a landscape contractor can find a solution to lead this water off property into a suitable drain. We must be mindful that mechanically moving this water into our system of three water management ponds is not an approved option. Irreversible erosion of pond banks can easily occur that will trigger severe community expense to reconcile. Equally important is preventing all chemicals from our neighborhood pools from finding their way into ponds – not only polluting them, but upsetting planned chemical balances necessary to keep them functioning as intended.

WHEN IN DOUBT, PLEASE ASK!

Visit our Website: www.villageatp.com