

Woodland Village Association Newsletter

A Publication Dedicated to Our Membership Spring/Summer 2012

Reminders To Keep Our Community Beautiful

As a reminder from the Association.

Garbage containers need to be removed from the curb and placed in an area that conceals them from view 24 hours after trash pick up.

All recreational vehicles must be moved from the front of your home within 72 hours.

Yard maintenance, mowing, weeding, watering and trimming needs to be done on a regular basis. Now that summer is here it is imperative for all homeowners to do their part and keep our community looking top notch!!

Remember if you plan on

doing home improvements this summer to submit your plans to the Design Committee for approval. This includes but is not limited to, any changes in the front yard or anything that can be seen above the fence line in the back yard.

Remember to keep your fence in good repair. We have had several good wind storms just in the past couple of months and would like to remind homeowners to please check your fence for any repairs that may need to be done. If you are in the phase of homes to receive stain remember you must have the fence stained by July 15, 2012.

Homeowners walking your pets on the common paths and other areas throughout the Association, please be sure to clean up after them.

Now that summer is upon us, it is important that we follow the guidelines and



Please help keep Woodland Village Association happy and clean by doing your part!!

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Irrigation Mishaps

- If you notice that the irrigation is broken or running when it should not be please contact
- Nikki Tanner at EBMC
- 775-828-3664
- Nikkitanner@ebmc.com

School will soon be out for the summer, it is important that residents and their visitors watch for children through out the community. Please do not exceed the posted speed limit signs. It is important that we all be conscious of our surroundings. Lets all have a safe and fun filled summer.

Woodland Board Of Directors 2012

President:
Fred England

Vice President:
Robert Sramek

Secretary:
Jenna Brooke O'Neil

Treasurer:
Robert Lissner

Director:
Peter Lissner

Community Manager
Nikki Tanner

Community manager's role

Community associations hire managers for two reasons to carry out policies of the board of directors and to manage the day to day business affairs of the association. However residents and even some board members don't understand the manager's responsibilities. They see the manager as a referee and information source. They expect the manager to be on call 24 hours a day. They believe the manager works for only them.

That's not how it works. In most communities, the manager meets with the board of directors to report on association business. Often the manager gives advice, suggestions and recommendations. The board typically directs the manager to perform certain tasks prior to the next meeting. The limit on the manager's authority generally is spelled out in the management agreement.

The Manager is a referee: Homeowners should not expect managers to arbitrate disputes with neighbors. Unless the dispute involves a violation of association restrictions, the manager does not get involved.

The manager is the homeowners' advocate: Homeowners should have enough interest in their community to present their concerns to the board—following those concerns is not the manager's job. The manager does not vote

on any board issues. Venting frustrations at the manager may make a homeowner feel better, but it's unproductive for everyone involved. Homeowners should direct inquiries to the board. Likewise, managers cannot update each owner on association activities. Residents should attend board meetings to learn what's happening in the association. Those who can't attend meetings should read the minutes or contact board or committee members for updates.

The manager is available at all times: With the exception of on-site managers, most community managers have commitments to other associations. They are entitled to a courtesy call to arrange a meeting.

The manager is responsible for contractors: The board and the manager try to choose the best contractors for the association. But they do not have direct control over the contract and they are not responsible for poor performance. The contractors are responsible for supervising their personnel, not the manager. The manager is responsible for monitoring their performance and reporting problems to the board. Homeowners should report any problems with the contractor to the manager, who will forward them to the contractor.

The manager takes orders from Individual Directors: Managers act under the orders of the entire board of directors. The board grants particular individuals the authority to deal with specific matters. The management agreement between the association and a management company stipulates that the board identify one person to act as liaison to the manager. Too many bosses creates problems for everyone.

The manager should give advice on everything: Managers have a broad range of expertise, but they are not engineers, architects, attorneys, or accountants. It should not be expected of them to give advice if they are not qualified.

The manager responds to all emergency calls: The manager responds to all *true* emergency calls. Inconveniences, however, are not emergencies. Getting locked out of your house does not damage or threaten the community. Which is how the association classifies an emergency. Understanding this and understanding the managers role will reduce future conflicts.

SUMMER FUN & FOOD

We all hate those hot summer days when it seems like you just can't stay cool. Here's an idea that is fun for the whole family!!!
Water balloon baseball!!!

- 1 plastic baseball bat
- 200 water balloons (filled of course)
- A good pitching arm
- Your favorite swimming suit!!
- NOW PLAY BALL!!!!!!!

Champagne Peach and Mint Soup

- 1 bottle dry champagne
- 6 large peaches, peeled and sliced.
- 1/8 teaspoon salt
- 4 large sprigs fresh mint, left intact but well washed
- White pepper
- 2 tablespoons crème fraiche
- 12 small sprigs fresh mint for garnish



Prep time: 20 minutes
Cook time: 20 minutes
Chill time: 3 hours

Combine champagne, peaches, salt large mint, and white pepper in a large saucepan. Cook 20 minutes on med. Heat. Remove mint sprigs. Adjust salt & pepper to taste. Blend and chill. Serve in cups garnished with 1/2 teaspoon crème fraiche and small mint sprigs.

