

Woodland Village Newsletter

A Publication Dedicated to Our Membership ~ Summer 2019

****Sign up on the EBMC portal to review notifications and newsletters** Newsletters will not be mailed.**

Reminders To Keep Our Community Beautiful

As a reminder from the Association.

Garbage containers need to be kept in your garage or behind your fence except for the period of 24 hours before and after trash pick up.

All recreational vehicles must be moved from the front of your home within 72 hours. If you need more time, please call our manager, Holly Bullock, to let the office know.

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.

Owners can request four (4) stained fence boards per year. Call or email Holly at EBMC to be add-

ed to the list for boards.

If you are in the phase of homes to receive stain remember you must have the fence stained by September 30, 2019.

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 water only on our designated watering days.

June/July 2019

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Irrigation Mishaps

- If you notice that the irrigation is broken or running when it should not be please contact :
- Holly Bullock at EBMC
- hollybullock@ebmc.com
- 775-828-3664 x 210

School is out for the summer, it is important that residents and their visitors watch for children throughout 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 Village Board Of Directors 2019

President:
Robert Corrado

Vice President:
Jenna Brooke O'Neil

Secretary:
Katie Bouchard

Treasurer:
Robert Lissner

Director:
Robert St. Denis

EBMC Staff:

Community Manager
Holly Bullock

Maintenance Man:
Robert Whatley

Compliance:
Adriana Lopez

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 NOT 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 NOT 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. Vent-

ing 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 NOT available at all times: With the exception of on-site managers, most community managers have commitments to other associations. We are entitled to a courtesy call to arrange a meeting. We are often out on property servicing other communities. If you need an appointment, please contact the manager directly.

The manager is NOT 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 DOES NOT take 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 NOT 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 DOES NOT respond 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.

Assessment Information & Fine Accounts

The Woodland Village Assessments are billed to each owner on a quarterly basis on the first day of January, April, July and October. The rate for 2019 is \$111.00 per quarter.

Late fees are posted when payments are not tendered by the 15th day of the first month of the quarter. Late fees are \$25.00.

When payments are not received and the Association doesn't hear from the owner, the Association will then issue a 60 Day Notice Of Delinquency.

At this stage, the owner has several options. You do have the right to request a hearing to contest the past due amount in an Executive Session with the Board.

However, if you fail to bring the account current or enter into a payment plan within 30 days of the date of the letter, the Association will proceed with collection action.

We'd rather work with owners first and

avoid the costs and expenses of turning your account over to the attorney. All of the associated costs are billed to the owner. If you are facing financial issues, please contact us to avoid further expenses.

As to the owners with active Fines on their Accounts, the Board wants to work with you on correcting the violations. Accounts with fines over \$1000.00 are being submitted to the Collection Attorney. Owners may face additional costs for fees relating to enforcement and remediation.

Issues to be aware of..

It's that time of year!! Just be aware that:

RV's, trailers, boats or other recreational vehicles need to be stored behind your property gates and not stored out in view on the side lot or on the street.

County ordinances prohibits anyone from occupying an RV in your back yard for more than 2 weeks.

COMMON AREA WEED ABATEMENT
Signature Landscape has been working on weeds throughout the community.

Signature has been working along Lake Forest and Briar and will be moving to the next area along Polar Bear and Crystal Canyon in the next week.

Weeds are prevalent throughout the community due to the wet weather and the HOA is aware and working on the issue.

2019 FENCE STAIN PROJECT:

For owners that missed picking up their 5 gallon bucket of stain on June 8th, there will be a second pick up offered by Reno Paint Mart on Saturday, July 13th from 9-2 in the Village Grill parking lot. This is only for owners that received the stain notice for 2019.

For other owners that need stain (5 gal), you are welcome to purchase at Kelly Moore. Cost is at \$97.20 (at your expense).