

# Woodland Village

A Publication Dedicated to Our Membership ~ Summer 2020

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

## Things to know when you live in Woodland Village

**For our Community Members** - We're striving to keep the quarterly assessments and operating costs down for the Association. There is significant time and money spent to generate letters on compliance issues and we'd like to ask for your help on keeping your properties in good condition. We've compiled this list below to assist our community residents. This is your home, a large investment, your assistance in keeping these issues in mind is essential.

**For our new homeowners**— If you have purchased a new Lifestyle home that has no front yard landscaping, you **must** submit a plan to the Association **prior to** starting your landscaping. Please read the *Landscape Manual* the builder provided, as it has guidelines regarding design requirements, plant and rock selection. Your landscape is to be submitted, approved and installed within 12 months of your closing date. Please provide a clear copy of your plan and add a detail list to show your hardscape (concrete, pavers, rock, etc.) as well as your planting list showing the plant name, quantity and location for the plants on your plat map.

**For landscape changes**— If you purchased a property with existing landscape, you must submit a plan to the Association if you plan on changing over 30% of the existing landscape.

**General Maintenance**— You must keep the front yard weed free and maintained. Plants, trees, turf grass must be kept alive and neatly trimmed. Rock / mulch areas must be kept weed free with no bare spots.

Piling of trash and debris anywhere in the front yard or in front of the fence by the side of the house is not allowed.

**Property maintenance**—The exterior of each house must be maintained to include paint, and roof maintenance. Any satellite dish installed must be in use. All cabling/ wiring for cable TV or satellite TV must be properly supported in a professional manner.

Prior to making any exterior changes/ modifications to the property approval must be obtained from the Design Committee.

**Sheds, patio covers**—Sheds are allowed but you must submit a request to the Design Committee before building a shed or making any improvement that is visible above the fence. Shed colors must match the house and have a professional appearance. Maximum shed size is limited to 200 square feet, with a maximum height of 12 feet. Patio covers also require Design Committee approval.

**Trash cans**—They must be stored out of view either in the garage or behind the fence. They can be out front the day before and the day after trash is picked up.

**Fencing**—The Association stains the fencing within the development. At a regularly scheduled intervals (typically every 3 years), homeowners are required to stain their fences- both inside and outside with stain provided by the Association. Fences are to be kept in good condition with any broken boards replaced as needed. The Association provides 4 pre-stained fence boards to each homeowner per calendar year at request.

**RVs, 5<sup>th</sup> Wheels, Travel Trailers, Utility Trailers, Off Road Vehicles, ETC.** - These types of vehicles are only allowed out front for 24 hours for loading / unloading, otherwise they must be parked / stored either in the garage or behind the RV gates. A written request may be made to the Association for a short-term exception depending on circumstances.

**Unlicensed, “project vehicles” or vehicles needing extensive repairs**—Vehicles parked within view must be licensed and in operable condition, otherwise they must be parked / stored either in the garage or behind RV gates. Vehicles parked illegally (including lack of valid registration) are subject to Association violation.

**Evaporative “swamp” coolers, wall or window mount air conditioners**—Are not allowed if visible from the front of your home.

**Chickens**—Poultry are not allowed in Woodland Village as per CCR’s and Washoe County regulations.

**Dogs**—Homeowners are responsible for the behavior of any dogs they own. This includes excessive barking and aggressive dogs. Please pick up after your dog. Dog stations and trash cans are provided along most of the walking paths. Please use them.

**Children & Guests**—Homeowners are responsible for the behavior of their children & guests. Any damage to Association property by a homeowner’s child or guest whether intentional or not will be charged to the homeowner.

**Portable Basketball Stands** - If not in an upright playable condition, they may be stored lying down next to the RV gates. In any case, they must not block the sidewalk, gutter, or street.

The Board of Directors and Eugene Burger Management

## 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 2020 is \$114.00 per quarter.

We understand that the COVID-19 pandemic has impacted many owners who are working due to layoffs in our community.

If you’re faced with this issue, please do reach out to the Association.

Late fees are posted when payments are not posted by the 15th.

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

At this stage, owners have several options.

1. Bring the account current.
2. Enter into a payment plan
3. Request a hearing with the Board of Directors to contest the past due amount in an Executive

Session.

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

Folks, we are here to help, so please contact us in writing so we can work on assisting you.

The Board of Director for Woodland Village.