

June 2024 Village Walk Update:

Action Items from Last meeting:

- Bridget Friday: Discuss with Forest of Maldonado about creating various service options to accommodate different homeowner needs and preferences as well as # of visits per month, weed only service rates (COMPLETED - but i haven't seen them send out anything on it to owners)
- Bridget Friday: Inspect the issue with hoses coming out of the rock on walkway number one and report back. (COMPLETED)
- Bridget Friday: Follow up on the gate fob issue as approved in the last meeting, ensuring the programming of the gates is current and functional for fob use, with a budget of up to \$5,000 allocated for this purpose. (Waiting for D&C to respond with date of repair) – D&C didn't think they could do anything. I had NW look at it and he spoke to tech repair. Part on order. If part doesn't work, then they will remote in with tech to figure out issue.
- Bridget Friday: Price out and design signage indicating house number directions at the community entrance as well as new pool signs. (ordered on 5/2) COMPLETED
- Bridget Friday: Start looking for new insurance rates for budget considerations in October 2024.
- Bridget Friday: Send an email to all management companies reminding them of the parking pass policies, including the requirement for dates and the limit on the number of passes. (completed on 5/3)
- Bridget Friday: Next meeting scheduled for June 24th at 7:30 PM.(rescheduled for July)
- Bridget Friday: look into composite dog stations (have link will send out) - one put up on phase 1)
- Bridget Friday: Update on lawsuit every other board meeting until completed. (not due)

Updates:

Front gates will be manually opened today (6/18/24) due to impending storm coming and in case we lose power. The side gates will remain closed.

There was a small fire in phase 2 dumpster on Memorial weekend.

We have Quin giving us a bid on weekly street blowing (in the curbs to keep them clean and dry) We also have him bidding picking up rocks in the street when needed. He has kept the pool area and garbage area very good. He did blow streets previously, but we are still having areas that are wet most of the time and a weekly blowing would keep things dry and more sanitary.

Island Rocks did a street sweeping in mid May. They are scheduled again to do it in the Fall.

We have not had any major gate issues or damages due to summer busy season yet.

The pools continue to get heavy use, but the new liquid chlorinators have helped keep them very clear. I even had an owner text me last week how sparkly pool 2 was! I do really think having them do pool chemistry 5x/week has been great.

The security cameras are hit or miss, sometimes they connect and sometimes not....but I do believe it is helping just having them there.

Trash pick up has increased to 3x/week. (every summer during peak, we do increase) I do not see quite the same business for rentals in VW, but I believe if we try to go to 2x/week that we would end up with trash on the ground due to being overfull. I usually taper the pick ups down in mid August.

Security continues to round 4x/day every day. She does a great job and I do get text messages each night with the tickets she puts on illegal cars saying they will be towed the next morning if not moved. She walks the property between 10-11pm each night after the pools close to make sure everyone is out. Having the heavier furniture has been great. No one seems to move it very far, and so far (fingers crossed) nothing has ended up in the pool.

The water bill due to switching over to drip tubing has still be much much lower than expected even in the summer. We also are looking at possibly having to go to level 3 water restrictions in August.(but maybe this much needed rain will help with that)

Please let me know if you have any questions.