

VILLAS CONDOMINIUM ASSOCIATION NEWSLETTER

VOLUME 2010 NO. 2

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Property-Wide Improvement Projects

Numerous property improvement projects have been completed this year, including:

- ◆ Drainage projects throughout the common areas, including drainage swales, yard re-grading and French drains
- ◆ New mailbox fronts and trash containers.
- ◆ Repair and water sealing of balconies.
- ◆ Pavement and sidewalk concrete repairs.
- ◆ Professional trimming of all Villas trees.
- ◆ A new Villas website at <http://www.villasdallas.com>

Upcoming Major Projects

Our property is now over 26 years old and showing signs of wear. We've been able to maintain the roofs, stucco and fences by constant attention to detail and repairing when problems were noticed. But now, some major upgrades are required.

Fence Picket Replacement and Staining currently averages over \$10,000 per year, with a larger maintenance expense every fourth year. In spite of these outlays, the property fences are now so worn that they won't hold nails and screws anymore, and each spring is infested with termites. The Board is planning to install new, upgraded and treated wood fences with steel posts throughout the property in 2011. The new fencing should have a lower maintenance cost and a useful life of many years.

Roof and Stucco Repair and Replacement expense has averaged over \$56,000 per year over the past four years (*excluding* the storm damage of 2008). A significant share of this expense has been due to water damage. Some of this is due to the fact that the roof tiles were laid directly over lathe, and do not include a wood deck underlayment. We can't repair this (it would cost an estimated \$600,000), but we can mitigate the water damage by installing a roof drip edge around the

VILLAS HOA BOARD OF DIRECTORS

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Master Homeowners' Assoc.

Joe Raap, Managing Agent
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Master HOA Website

www.ParkwayVillageHOA.com

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Security: 972-480-0101

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What's the Difference?

The Villas HOA includes condominium homeowners only. The Master HOA includes the condos as well as single-family homes and is responsible for the pool, tennis courts, and clubhouse.

Who to Call?

If you have billing questions or repair issues that you believe are the responsibility of the Villas HOA, please contact the Managing Agent, Veracity. Please understand that the Veracity staff cannot authorize repairs or services that are not HOA responsibility.

units and doing spot repair to the lathe decking as we go. We plan to get started on this during the Winter months, hopefully completing the project before the Spring rains.

Monthly Assessment Increase

The Board has voted to increase the monthly assessment from \$209 to \$225 (7.7%) beginning January 1, 2011. Nobody likes paying a higher assessment, but it has not been increased in almost 10 years and the costs of property maintenance and repair are catching up with us.

We need to be prudent about how the Villas monies are spent; but we also need to properly maintain the property in order to preserve its value, both financially and esthetically.

Your Board does the best it can to balance needed outlays against the desires and wishes of individual property owners. It's not a job for the faint of heart.

Pet Poop Still a Big Problem

Many condo owners have complained about dog owners not cleaning up after their pets. Even the landscape and maintenance crews have voiced concern about the amount of defecation they've encountered, and the landscaping crew has been instructed not to mow back yards in which owners have not cleaned up after their dogs.. The problem is particularly acute in the area adjacent to the tennis courts. *Please* clean up after your pet; and if you see someone failing to do so, remind them that it's an important obligation of being a Villas pet owner,.

Whose Responsibility?

While the Villas are condominiums, they are similar in many ways to owning a single-family detached home, so it is not always obvious whether a repair issue is your responsibility or the HOA's. The Maintenance Responsibility Chart is the best place to find your answer. You can find it in the Declarations / By-Laws packet you received at closing. You can also find it on the Villas website at <http://www.villasdallas.com>