



Homeowners Association Update

Winter 2008

www.villageatalumcreek.org

2008 Budget Set; Trustee Nominations Sought

March 2008 will mark two full years since the Village at Alum Creek Homeowners Association has been "self-managed" by the homeowners themselves. The current slate of trustees, officers, and committee chair people have learned a lot and spent many hours behind the scenes in determining the decisions that shape the future of our neighborhood.

Next month you will have the opportunity to elect new leadership if you so choose. You may nominate yourself or any other homeowner that you think would serve our community well by submitting the nomination form found on the back of this page. Our annual meeting will be on **Wednesday, March 19 at 7:00 p.m.** at the Orange Township Hall.

Included in this mailing is our 2008 budget and the annual dues billing. In 2007, we invested heavily in the curb appeal of our neighborhood by installing new street signs and allocating more money to landscape maintenance.

Despite the extra investments, we ended the 2007 year with a small surplus which will help in 2008 as we install a sprinkler system at the south entrance to the subdivision and turn on the sprinklers at the north end. This sprinkler system, coupled with the selection of a new landscape vendor that will assist more with the flowers, shrubs, and trees in addition to the mowing of the 20+ acres of community space this year, will continue to add to the value and curb appeal of our neighborhood.

Our goal is to keep the annual homeowners costs to a minimum. With that in mind and after reviewing expenditures the past two years, the Budget Committee proposed a budget for 2008 that results in 2008 dues being set at \$185 per home. This is just a 5.1% increase from 2007 and well below the maximum allowable annual increase of 10%.

We have been able to keep costs low thanks to volunteers in the neighborhood who have helped in many ways from things like the web site, printing, accounting, legal, and various maintenance activities. We are hoping this trend continues as we continue to look at options that will keep costs low. Please remember there is always room for you to get involved!

We would like to encourage you to visit our web site at **www.villageatalumcreek.org** on a monthly basis. It has grown dramatically over the last two years and contains a wealth of information on the association and activities. We will be adding several additional features this year, so please check it regularly to stay up-to-date with happenings in the neighborhood.

If you are not already on our email update service, please send us your information to **subscribe@villageatalumcreek.org**. As of last count, we only had about half the residents with current email addresses in the system.

Have a safe and prosperous year in 2008.

VAC Trustees

Email List

We periodically send out notices via email to registered homeowners that address issues such as upcoming events, meeting announcements, safety notices, and lost/found items to name a few.

We currently have nearly 290 emails, but we would like to have more. It is the quickest and most effective way to communicate with everyone.

If you have not subscribed and would like to receive the emails from the HOA, please send an email to:

subscribe@villageatalumcreek.org

VAC Web Site

Visit the Village at Alum Creek web site to get the latest news and information in the neighborhood, including upcoming events, meeting notices, minutes from general/trustee meetings, deed restrictions, neighborhood policies, and much more.

www.villageatalumcreek.org

VAC Trustees

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You can also reach us all at
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