



# Homeowners Association Update

Winter 2009

[www.villageatalumcreek.org](http://www.villageatalumcreek.org)

## VAC Trustees

**President** ..... JD Barlow  
**VP Administration** ..... Andrew Lynch  
**VP Membership** ..... Raveesh Dewan  
**Secretary** ..... Neil Wheeler  
**Treasurer** ..... Marty Luxeder

*You can contact us all at  
[trustees@villageatalumcreek.org](mailto:trustees@villageatalumcreek.org)  
or individually using  
[fname@villageatalumcreek.org](mailto:fname@villageatalumcreek.org)*

## VAC Committees

### Architectural Review

Ken Hagen, Joe Leone, Bob Mullen

### Block Watch

Cheryl Luxeder, Meg Patton

### Budget Review

Andrew Lynch

### Communications

JD Barlow, Marty Luxeder

### Community Service

Open

### Deed Restrictions

Bonnie Butcher, Shelli Clark, Raveesh Dewan, Jim Fedako, Matt Gregory, Ken Hagen, Tom Mirras, Bob Mullen

### Fund Raising/Member Benefits

Open

### Insurance/Legal

Len Fisher

### Maintenance/Landscape

Marty Luxeder, Mark Miner, Jim Snopik

### New Member/Welcoming

Luann Dove

### Ponds

JD Barlow, Carisa Dence, Len Fisher, Sheri Kaiser

### Recreation/Social

Open

### Reg. Review, Elections & Surveys

Raveesh Dewan

## General Meeting & Trustee Elections Set for March 17

The next Village at Alum Creek Homeowners Association General Meeting will be held **Tuesday, March 17 at 7:00 p.m.** at the Alum Creek Church (in front of neighborhood). A tentative agenda for the meeting is as follows:

- Treasurer's Report
- Trustee Nominee Introductions
- Trustee Nominee Q&A
- Trustee Elections
- Trustees Report
- Committee Volunteers

We encourage those who would like to become involved in the HOA to nominate yourself or any other homeowner that you think would serve our community well by submitting the nomination form found on the VAC web site. Nomination forms are due by March 10, or may be submitted at the meeting.

**Agenda Topics:** If you have a topic that you would like discussed at the March 17 meeting, please email [trustees@villageatalumcreek.org](mailto:trustees@villageatalumcreek.org) with your name and the topic to be considered. All topics will be taken into consideration, but time constraints may prevent some topics from being addressed. Topics submitted by March 1 will be considered.

## Pay 2009 HOA Dues Early and Get a Discount

Remember to pay your 2009 homeowners associate dues by March 1 to receive a \$5 discount! Dues will remain at \$185 without penalty through April 30. After that time, a \$25 late charge will be added to your dues. Should a homeowner fail to pay prior to July 1, 2009, their name and total amount owed plus a collection fee will be sent to our collection agency for processing.

Invoices were mailed in early January, so if you have not received one please contact Marty Luxeder, VAC Treasurer, at [marty@villageatalumcreek.org](mailto:marty@villageatalumcreek.org). Dues can also be paid using PayPal. A link can be found on the VAC web site.

## General Meeting

**Tuesday, March 17  
7:00 p.m.**

**Alum Creek Church**

## Upcoming Events

### VAC Easter Egg Hunt VAC Neighborhood Garage Sale

Spring is quickly approaching and with that comes the annual VAC Easter Egg Hunt and the VAC Community Garage Sale.

We are currently looking for volunteers to organize these events. If you have the time and are interested in helping, please email [vachoa@villageatalumcreek.org](mailto:vachoa@villageatalumcreek.org). *These events cannot be held without volunteers!*

## Email List

Subscribe to the VAC listserv to receive periodic updates from the HOA. To subscribe, send an email to [subscribe@villageatalumcreek.org](mailto:subscribe@villageatalumcreek.org).

## Do You Live Near a Pond?

The pond committee is looking for volunteers to help maintain the beauty of the retention ponds by picking up trash and other debris that tend to collect around the ponds. There are four retention ponds in the subdivision that need to be maintained.

Clean-up will need to be done on a weekly basis and should take less than 30 minutes per pond. Keeping our ponds clean helps preserve the beauty of our subdivision. If you live near a pond, please consider volunteering one week each month to help clean up the pond near your home.

If you would like to help clean up around the pond in your area, please contact Sheri Kaiser at [skerikaiser@yahoo.com](mailto:skerikaiser@yahoo.com) to arrange a convenient time for you to help. Also, pond committee members may approach homeowners who's properties either abut a pond or are directly across the street from a pond (i.e., back side of Sotherby Crossing) to ask for assistance. Your help is very much appreciated!

To be the most effective, we need representation from all four ponds. To date, pond 1 (north entrance near South Old State) and pond 4 (Kormsby/Sotherby/Wellson) are represented on the committee. Pond 2 (Cheyenne Creek/Alum Village) and pond 3 (Sotherby/Cheyenne Creek) still need representation from homeowners. If you would like to volunteer to be a member of this committee and voice concerns and/or help plan future projects for the pond near you, please contact Neil Wheeler at [neil@villageatalumcreek.org](mailto:neil@villageatalumcreek.org) to join the committee.

## Planning a Deck? Patio? Fence?

Please remember that all decks, patios, fences, and additions to your house must be approved by the Architectural Review Committee prior to the beginning of construction/installation. An Application for Exterior Improvements must be completed and submitted along with the required documents at least 20 days in advance. The form can be found on the VAC web site.

If you have any questions as to what is required, or whether your project would fall within the deed restrictions, please email [architecturalreview@villageatalumcreek.org](mailto:architecturalreview@villageatalumcreek.org).



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## Miscellaneous Notes

### Entrance Signs...

The lights at both entrances were moved and new light bulbs were installed in late November. Painting will resume in the spring when the weather breaks. This will also be the first full year with sprinklers at each entrance.

### Snow Removal Assistance...

If anyone in the neighborhood needs help clearing snow off their driveways, please contact Neil Wheeler at [neil@villageatalumcreek.org](mailto:neil@villageatalumcreek.org). We have a group of volunteers spread throughout the neighborhood who should be able to help anyone that needs assistance.

Likewise, if you are interested in volunteering to help those in need, please also contact Neil at the above email address. We can always use more volunteers.

### RE/MAX IMPACT

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[DarleneHomes.com](http://DarleneHomes.com)



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**Welcome to 2009!** With lower interest rates, I think *all* of us are ready for a Happy New Year! To help you get ready for April 15<sup>th</sup>, the following resources may be helpful:

- "Selling Your Home" : [www.irs.gov/pub/irs-pdf/p523.pdf](http://www.irs.gov/pub/irs-pdf/p523.pdf) (Publication 523) – An important resource from the IRS.
- "Your Federal Income Tax" : [www.irs.gov/pub/irs-pdf/p17.pdf](http://www.irs.gov/pub/irs-pdf/p17.pdf) (Publication 17) – A comprehensive tax guide for consumers with important changes for 2008, including information on the new recovery rebate credit, new first-time homebuyer credit, and an additional standard deduction for real estate taxes.

You can download these and others directly from the IRS Web site: [www.IRS.gov](http://www.IRS.gov), or call 1-800-829-3676 to request a free copy.

Next quarter, I'll have an update on area sales statistics for you, just in time for the Spring Market. In the meantime,

You can monitor the market anytime at: [HomePriceChecker.com/](http://HomePriceChecker.com/)