



September 2025 Newsletter

Greetings

The Association held its bi-monthly Board Meeting on Jul 17, 2025 and the following are a few of the topics that were discussed.

Open Meetings

For the next three months (October – December) the Board agreed to hold their Open Meetings on a monthly basis on the second Wednesday of the month at 7:00 pm. In January 2026 the Board will return to the bi-monthly open meeting schedule.

Home and Wall/Fence Inspection

The special inspection to look at the condition of the home exterior and condition of the property walls and fences is nearly complete. The Association completed the home exterior phase of the inspection and issued 70 notices for homes primarily due to discoloration or fading and more than a dozen notices for wall repair primarily due to discoloration or staining. In addition, 10 notices were sent out for garage doors that appeared to have been replaced that still had the manufacture's white coating. The inspectors concentrated on homes and walls that appeared to be in most need of repainting or repair. Homes or walls considered borderline in need repainting or repair will most likely need some work in the next two or three years. As of now, the Association intends to make the home's exterior and wall inspection a biennial event. The Association inspectors followed the EVHOA Paint and Repair Assessment Guidelines as reference. This guideline can be found on the Vision Community Management website homepage for the Association.

Trees in Front Yards

Having a tree in the front yard of all lots within the Community has been an issue for the Association for several years. A review around five or six years ago revealed that there were over 100 homes within the Community that did not have a tree of some sort in their front yards. The issue in not having a front-yard tree is that it conflicts with the Declaration's §5.5 requirement that all lots must incorporate at least one tree depending on the width of the front yard. Complicating the issue is that there are some lots, especially in the Parcel known as the Villas, where the front yards are so small that planting a tree would be impractical. After some discussion whether to seek a legal remedy from the Declaration's requirement under § 5.5, the Board voted in favor of continuing to enforce the Declaration as required and to seek a legal exemption for homes with small front yards on a case-by case basis. What this means is that over the next several months the Association will be sending out notices reminding and informing some homeowner's of the need to incorporate a tree of a non-deciduous variety into their Public Yard landscaping.

Playground Maintenance

All playground areas will undergo significant repairs over the next several months. This will include rototilling and adding more sand and/or rubber mulch as needed. In addition, the cushioned asphalt padding will be repaired or replaced as necessary. The Association is not expecting the playground areas to be down for any extensive period of time. Repairs being done now do not include any major repairs to the playground equipment. All playground equipment is being maintained and cleaned on a monthly basis and the Association is planning to replace the remaining three of five playground equipment in the next 3-5 years.

Community Pool Service and Repairs

The Community pool is still planned to undergo significant repairs to replace the interior surface of the pool later this year. As mentioned previously this work may cause the pool to be closed for two months. The Board expects to discuss and vote on selecting a vendor at the October or November Open Board meeting.

Pool Cameras and Shading

The Board will be discussing and voting on whether to fund adding cameras and shading to cover to the pool deck areas at the November 2025 Open Board Meeting.

Architectural Guidelines and Association Rules and Regulations

Both the Architectural Guidelines and the Rules and Regulations are still under legal review. The new Rules and Regulations will incorporate the Association's new policy concerning on-street vehicle parking enforcement. We hope to have both in effect and distributed by the end of November 2025.

Budget

The Board briefly reviewed and discussed the Association's budget for 2026 using the recently completed Reserve Study as a guide. The Board will finalize the Budget and vote for acceptance at the October 2025 Open Board meeting.

Thank you all once again. The next scheduled Open Board Meeting will be October 8, 2025 at 7:00pm.

Your Board of Directors

Victor Pattarozzi; Khari Collins; Molly McClain; Andrea Holmes; Deanna Taliaferro

Violations Issued 2025	#
Broken gate slat	1
Dead plant material	1
Grass in landscape gravel	1
Overgrown lawn	1
Replenish granite	1
Signs	1
Vehicle parking	1
Window coverings in disrepair	1
Bulk Trash in view	2
Gate in disrepair	2
Improper window coverings	2
Overgrown plant	2
Dead bush	3
Vehicle parked in granite	3
Trailer parked in view	4
Wall in disrepair	4
Inoperable vehicle	5
Overall landscape maintenance	5
Holiday decorations	6
Dead lawn	7
Overgrown tree	7
Unapproved changes to property	7
Dead tree	10
Items in view	10
Fence in disrepair	14
Trash container in view	22
House needs to be painted	70
Weeds in landscape gravel	90
Overnight parking	96
	379