



Village Green Homeowner's Association

c/o RealManage, 7410 Northside Dr., Ste 230, N. Charleston, SC 29420
Service Desk 1 866 473-2573 Email VLGGREEN@ciramail.com

April 2021 Newsletter

What is the ARB?: The Architectural Review Board (ARB) is the most underappreciated and misunderstood Committee of the Village Green HOA. Its formation during the construction of Village Green was to insure home values would be maintained in the future. Bylaws and Covenants for the external appearance of a property, maintenance issues, structure additions, fences, driveways and parking and other items were made part of every home sale and resale to-date. You agreed to these documents provided by your Realtor or Closing Attorney in your home closing. Easy to read versions can be found in Documents online at villagegreensc.com.

Here's how it works. RealManage, our management company, drives the neighborhood twice monthly noting problems. Homeowners who feel the Covenants aren't being followed also report violations to RealManage. Before any violation letter is sent, all are reviewed by your neighbors who live in Village Green and serve the community on the ARB.

Many violations stem from the failure to file an ARB Request resulting in something being done in violation the Covenants that has to be corrected. The Covenants require advance ARB approval for any reconstruction, remodel, alteration or addition to any structure, building, fence, wall, driveway, or improvement of any nature. It includes items like a roof, siding, new windows, porch enclosures, sheds, pools, fences, driveways and even changes in paint schemes. Most all ARB request are routine and are approved quickly. The request form is available online through the RealManage portal, or by email. Filing fees have been eliminated.

Other violations are from Covenant items unrelated to remodeling, repairing, or improving your property. Failure to properly store or put away trash and recycle cans, poor lawn and landscaping maintenance, pressure washing issues, peeling paint, missing house numbers, and parking violations like boat, RV and commercial vehicle parking detract from home values.

Overnight street parking is prohibited, but City enforcement has been lax. Vehicles should be in garages or driveways at night. Parking can also be a major problem for service and emergency vehicles. Some streets and cul-de-sacs are narrow and these vehicles need room for access. If access is blocked, trash can't be collected, mail delivered, and fire trucks or ambulances cannot get to your home. Missing house numbers add to the emergency vehicle problem.

Surely you agree Village Green is a great community with increasing property values due in part to the diligence of the ARB. So if through an oversight you get an ARB violation, know it's only because your neighbors on the ARB are working to keep Village Green a great place to live.

Hurricane Season is Near: You need to check anything outdoors that could become a missile in high winds. Fencing has become a major concern. Many fences built in the 90's have broken post or loose boards that could easily go through a window during a hurricane. Check your fence and make repairs soon. Replacing a fence is expensive these days and many homeowners without pets have opted to remove old fencing to open up their back yard views.

President
Robert James

Vice President
Jim Woods

Treasurer
Rod MacNeil

Secretary
Carol Dial

Board Member
Annabell Tichy

Board Member
Judy Carlson



Village Green Homeowner's Association

c/o RealManage, 7410 Northside Dr., Ste 230, N. Charleston, SC 29420
Service Desk 1 866 473-2573 Email VLGGREEN@ciramail.com

April 2021 Newsletter, Page Two



Food Truck Program, 5 – 8 pm at the Pool Recreation Area. Verify at <http://streetfoodfinder.com/c/SC/Charleston> for changes and additions to the following schedule. Watch for the sign at the Village Green entrance.

May 6th	The Pita Stroller, El Kiosko, Charleston Pops
May 20th	Taste of Berlin, Area 51 Foods, Ice Cream Team
June 3rd	Krystynas Polish Food, Southern Seafood, Wicked Waffles
June 17th	Flight, Dashi, Holy City Cupcakes



Village Green Spring Yard Sale, Saturday, May 15th from 7 am – 12 noon. This is advertised by the HOA and last year's Spring Yard Sale drew hundreds of shoppers. Start cleaning out those garages and storage areas. Signs directing shoppers to all subdivisions will be placed throughout the neighborhood on May 15th. You may also want to place a free ad with your street address in Craigslist to compliment the HOA ad. May 22nd is the contingency date in the event of rain.

Pond Erosion and Geese: We all enjoy migratory waterfowl making Village Green an attractive place to live, **but an excessive number of geese is causing erosion of our retention ponds.** Wave action from the geese undercuts the pond bank causing the pond edge to collapse into the pond making the retention ponds less efficient in preventing flooding during heavy rains.

In the past year, Village Green Ponds 4 and 12 both required "living walls" to prevent a large section of the bank from collapsing into these ponds. Cost to repair both was over \$33,000, or \$52 per homeowner. The 30 other ponds in Village Green may need repairs costing **thousands at your expense.** City and County government is also concerned with this erosion problem and its potential flooding impact and are studying ways to keep the geese out of the ponds.

Please stop feeding the problem! Natural food is plentiful. Feeding them stops the geese and their goslings from natural migration causing overpopulation. Additionally, feeding geese items with poor nutritional values like bread, crackers, popcorn and deer corn promotes their runny excrement on our sidewalks, driveways and roads. Feeding by the roadways also causes the geese to gather in those areas, blocking traffic and subjecting the geese to injury.



Easter Egg Program: The Social Committee distributed 75 bags of plastic eggs with candy and other "goodies" for backyard egg hunts on a very cool Easter Eve. Let's hope the pandemic will be over next Easter so the normal Recreation Area Egg Hunt program can resume. Thanks to Joanna Babbitt and other Social Committee members for their efforts and to the Markowski, Tichy and Woods families for their sponsorship.

President
Robert James

Vice President
Jim Woods

Treasurer
Rod MacNeil

Secretary
Carol Dial

Board Member
Annabell Tichy

Board Member
Judy Carlson