



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

November 2021 Newsletter

Annual Assessments for 2022: Assessment notices will be mailed to homeowners soon. This year's annual assessment is \$240, as detailed in last month's Newsletter. Assessments are due January 1, 2022 and subject to a \$10 late fee on January 10, 2022 as outlined in the HOA Covenants. If not paid by January 31, 2022 a monthly interest charge of 8% per annum will be added, also in the Covenants.

Financial Status of the HOA: The Board approved Annual Budget will be included with the assessment notice. Of 639 homeowners, **19 have unpaid assessments still due for 2021**. 17 of the 19 are past due for more than two years and liens have been placed on these properties. Covid problems may have affected some, but there's no excuse for those who owe 3 years or more.

The Board has recently changed attorneys and **foreclosures are underway** for the most seriously past due homeowners. It is grossly unfair to the homeowners who pay on time to subsidize those who do not. Your HOA is in good financial shape, although it will be necessary to draw down Operating Fund reserves to offset unexpected landscaping cost increases for next year. The Board has **also changed landscaping companies** effective January 1, 2022 to retain a more reasonable vendor.

Annual Meeting Location: The Annual Meeting will be in person at the **St. Andrews United Methodist Church on January 19, 2022 at 7:00 pm**. Homeowners will be **electing at least 5 new Directors**. The deadline for any homeowner to apply is December 1st, so please send in a Candidate Profile if you wish to be considered by the Nomination Committee. **Get involved!!**

The membership at the meeting will also **consider approval of revised Bylaws** for the HOA. These will be included in the Annual Meeting Notice to be sent in early December along with Proxy instructions if you are unable to attend. **Filing a Proxy is critical** so the HOA will have a quorum to start the meeting.

VG Website/Facebook: The Board has approved changes to update our VG website hosting. You'll see changes over the next few weeks to allow interaction of members though the webpage and more. The Board also approved scrubbing several fake postings from the Facebook page and blocking them from future postings. **Thanks again to Bob Aubin for bringing Village Green into the electronic age and maintaining the website these past years.** The torch has been passed to **Derek Blich**, our new webmaster for the Communications Committee.

Fall lawn Upkeep: It's difficult to keep pace with the falling leaves this time of year. In lieu of bagging leaves, many homeowners mulch them into their lawns as fertilizer. Mulching blades are usually not too expensive for your mower, so give it some consideration. Remember, **lawn waste including bagged leaves should not be placed curbside before Tuesday morning** for Thursday pickup.

Hurricane Season is Ending: November 30th marks the official end of hurricane season in the Lowcountry, but that should not stop your **repair of fences with bad post or missing and loose boards**. We know lumber is expensive. The ARB is considering possible alternative fencing options. There will be more on this subject next month from Bill Gwaltney, Chair of the ARB.

The Food Truck Program has ended for the Year: November 4th was the last until Spring and was well attended with 3 food trucks that day. **Thanks to Bill Gwaltney of the Social Committee** for scheduling the Food Trucks all year. Also thanks to homeowners who patronized the trucks, making this another successful year for the program.

President
Robert James

Vice President
Jim Woods

Treasurer
Rod MacNeil

Secretary
Carol Dial

Board Member
Judy Carlson

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November 2nd Elections: Congratulations to City Councilman elect for District 10 Stephen Bowden shown with family members attending the "Meet the Candidates" function at the October 21st Village Green Food Truck Program. Pictured are Councilman Bowden and wife June (center) with June's parents Ron and Lynné Sanders.



Annual Halloween Best Decorated Homes: There were many great homes decorated for Halloween this year and judging was difficult, but following are the "Best Decorated Homes" selected from each of our Village Green subdivisions. Congratulations to the winners!

3729 Hunters Rest (The Willows)



3337 Middleburry (River Oaks)



5087 Weatherstone (Sweet Bay)



4072 Laurelwood (Oak Leaf)



Christmas Best Decorated Homes: Judging will take place on December 18-19 so get those decorations ready! Each subdivision will have a Best Decorated Home posted in the Newsletter.

Wishing you a great Thanksgiving from the VGHOA Board, RealManage staff and Committee volunteers!

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