

## December 2021 Newsletter

**Happy Holidays from the Officers, Board of Directors, Neighborhood Representatives, Committee Chairs and other Volunteers who do the work for your Homeowners Association.**

**See Page Two for Best Decorated Homes!**

**Entrance and Subdivision Decorations:** Thanks! to Kim and Glen Bennett of the Oak Leaf subdivision for decorating our entrance and subdivision signs and absorbing some of the cost.

**Annual Meeting Location:** Your Annual Meeting notice should have arrived by now and as a reminder, the meeting is at **St. Andrews United Methodist Church, Jan. 19, 2022 at 7:00 pm.** Your participation is important to the success of your association and provides an opportunity to ask questions of HOA Management, Officers and Board Members. Those attending will **elect at least 5 new Directors and will consider approval of revised Bylaws** for the HOA. **Only you as a homeowner can vote on these issues.**

If you are unable to attend, **filing a Proxy is critical** so you can be represented and the HOA can conduct the above business. If you cannot attend, follow the instructions in your Annual Meeting notice to submit your proxy. You may also use this link, <https://forms.gle/aD4QeRu3EDw9jryY7> to complete **your proxy online** through RealManage. Proxies must be received before noon, January 19, 2022.

**Annual Assessment for 2022:** Remember, January 1, 2022 is the due date for your \$240 annual assessment. If it's not received by January 10<sup>th</sup>, a **\$10 late fee** will be added. If not paid by January 31<sup>st</sup>, an **8% interest penalty per annum will be assessed each month** on the unpaid balance.

The bulk of your annual assessment goes towards maintaining the Common Area and Ponds (67%) and our Management Company (21%). Please consult your Assessment letter and Annual Budget for 2022 mailed to you earlier this month for more budget details.

The 2022 Budget **was balanced by a drawdown of a prior year's surplus** and this drawdown cannot continue for future years. However, your Officers and Board Members are confident we will collect through foreclosures this year some of the over \$60,000 in past due assessments, fees, fines and legal fees outstanding from 19 homeowners. These 19 are subsidized by the 620 homeowners who pay on time. The foreclosures are currently underway after a recent change in legal representation.

**New Vendor:** REA, our long term landscaping contractor cancelled our prior 2022 agreement and the Board has selected **Schneider Turf Maintenance (STM)** to manage our Common Areas starting Jan. 1<sup>st</sup>. This company comes highly recommended by other HOA's in the Charleston area. Until the growing seasons starts they will be evaluating our needs and doing routine maintenance.

**Annual Audit:** The Annual Audit for last year has been posted in the Documents section of the VG webpage at [villagegreensc.com](http://villagegreensc.com). This documents section also has all the Board of Director Minutes and Newsletters for the past year if you have questions about activities of the HOA.

**Fall lawn Upkeep:** Most leaves have fallen and it's time to move those bagged leaves curbside for pickup. Remember, **lawn waste including bagged leaves should not be placed curbside before Tuesday morning** for Thursday's pickup.

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### Happy Holidays from Real Manage, your Community Manager

**Annual Holiday Best Decorated Homes:** There were many homes with great decorations this year making the judging difficult. The following were the "Best Decorated Homes" selected from each of our Village Green subdivisions. **Congratulations to all!** and **Thanks!** to our judges.

**River Oaks Winner – 3512 Montgrove Ct.**



**River Oaks Runner Up – 3208 Middleburry Lane**



**The Willows Winner – 3550 Springmire Ct.**



**The Willows Runner Up – 3372 Forest Glen Dr.**



**Oak Leaf Winner – 4065 Laurelwood Dr.**



**Oak Leaf Runner Up – 7151 Windmill Creek Dr.**



**Sweet Bay Winner – 5051 Weatherstone**



**Sweet Bay Runner Up – 5107 Cornflower Ct.**



