



Village Green Homeowner's Association

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August 2021 Newsletter

Financial Status of your Association: For the current 2021 calendar year there are 24 homeowners out of 639 who have not paid their annual assessment due on January 1st. This totals \$5,520, about 3.8% of the total Annual Budget of \$146,970. This means homeowners who pay on time subsidize those who do not pay on time, or do not pay at all.

7 of the above delinquents are past due this year, but 17 homeowners have not paid for two years or longer. These 17 past due homeowners owe over \$60,000 in assessments, interest, fines and fees. All have liens on their properties and foreclosure proceedings are underway for the most serious past due. A recent change in legal representation for the VGHOA will hopefully expedite these collections.

Expenses through July are less than 1% over budget. Estimated expenses for the balance of 2021 should be near the Annual Budget. July Operating and Reserve cash is about \$236,000. The required Annual Audit will be completed soon, but it appears the Association is in reasonable financial shape.

The peak of hurricane season is near: Mid-September is the peak of the season and there are still many older fences in need of repair. Homeowners will start being fined who do not make repairs. Loose or missing boards and broken post can make these fences dangerous missiles in a hurricane.

You do not need ARB permission to repair, or even to remove your fence. If you are considering replacing your fence you will need ARB permission, particularly if you wish to use alternative materials as wood is currently expensive. The ARB application is free and approved quickly for allowed materials.

Questions about Common Area mowing: We've received complaints about uncut Common Area grass over the past few weeks. The problem was the recent excessive rain. It is extremely dangerous to use a riding mower on some of our steeper pond banks when wet. Safety of mowing staff is more important.

Complaints about unkempt lawns: Part of this could also be the excessive rain, but we've noticed a falloff in lawn cutting and edging over the past several weeks. Now is the time to catch up.

A New Website Host for villagegreensc.com and the VG/HOA Facebook Page: Derek Blich, an IT savvy and new Village Green homeowner has volunteered to take over web hosting duties for Bob Aubin who started the site and has maintained it for years. Thanks to Bob Aubin for his years of service, including a stint as President. Also, thanks to Derek for taking over this important task.

Crumbling Roads: Repairs were recently completed on Westbridge at the 4 way stop. Other repairs are pending, so use caution while these repairs are made.

Missing Email addresses: RealManage is still missing about 100 homeowner email addresses. Some of these are by choice as we inquired of everyone via letter last year. If you know of someone who does not have an email on file, or has no access to a computer, print them a copy of this Newsletter as a neighborly favor. Emailing the Newsletter cost only \$30 a month for all. Mailing is not in the budget.

Food Truck Program, 5 – 8 pm at the Pool Recreation Area, September 9th and 23rd: Watch for the sign at the Village Green entrance and verify participants at:

[http://streetfoodfinder.com/c/SC/Charleston.](http://streetfoodfinder.com/c/SC/Charleston)

Fall Yard Sale: Scheduled for October 2nd, with October 9th as a rain date, 7:00 am until Noon.

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