



Village Green Homeowner's Association

c/o RealManage, 7410 Northside Dr., Ste 230, N. Charleston, SC 29420
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July 2021 Newsletter – Mid Year Report

What's Been Accomplished This Year: The pandemic has made for a challenging year to date, but a lot has been accomplished starting with the Annual Meeting in January. We had no place to meet, so the Board proposed a virtual meeting to elect new Directors, but had difficulty getting a quorum of 64 members. Volunteers met homeowners at the entrance to Village Green just to get proxies filed.

Ultimately, we had 37 online attendees and 53 proxies (only 90 out of 639 homeowners) and had a successful meeting. The Board has since met in parking lots, restaurants, member homes and outdoors near the pool just to further the business of the Association. We still have no regular meeting location.

Who Elects Board of Director Members: Homeowners elect Directors to fill vacant seats on the Board of Directors. A minimum of 3 and a maximum of 9 Directors are allowed in the Bylaws. For the past few years only 7 have served. Due to the pandemic, homeowners voted this past January to temporarily reduce the Board from 7 to 5 members to ease social distancing concerns during meetings this year.

What are Director Responsibilities: Elected Directors have a fiduciary obligation to all members of the HOA and have a legal duty to act in good faith to promote the best interests of all homeowners. This fiduciary duty requires Directors to make informed decisions under the Bylaws and Covenants.

Directors have a responsibility to research information through HOA management, or outside expert advice when making decisions. Ignoring available information, ignoring issues, or casting a vote in order to avoid backlash is a violation of the fiduciary duties of the Directors.

Directors must be guided by what is best for the community when faced with a difficult decision. They must protect the property and financial interest of the homeowners. Directors willing to make difficult decisions in the best interests of the homeowners are a very important asset to the community.

Directors must decide most issues. There are no provisions in our Bylaws or Covenants to allow a vote of homeowners on day to day items. When a Director decision is made by majority vote, all Directors are expected to promote the decision of the majority on behalf of the homeowners. To undermine a Board of Director decision after the fact is a violation of the code of ethics of any Homeowners Association. Directors may be censored or removed for violating this code.

What happens after Directors are elected at the Annual Meeting: In February, the Directors elected by you meet to select Officers to serve for one year through the next Annual Meeting. The President selected at this organizational meeting then sets Committees and names Committee Chairs, committee members and other appointments to handle the association business. All Officers, Directors, Committee Chairs, Committee members and other appointments are unpaid volunteers.

Committees are the heart of the Homeowners Association and do research required to prepare proposals and reports to the Board for approval or denial. Committees meet as needed. The Board has begged for more involvement by homeowners, with little response. Most Directors currently do double duty as Board members and Committee Chairs or members. Get involved if you want to help!

President
Robert James

Vice President
Jim Woods

Treasurer
Rod MacNeil

Secretary
Carol Dial

Board Member
Annabell Tichy

Board Member
Judy Carlson



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July 2021 Newsletter – Mid Year Report, Page Two

What happens after Committees are set: The Board of Directors meets once a month to discuss committee recommendations and vote as needed. This is not a homeowners meeting. There are no provisions in the Bylaws or Covenants to allow homeowners to participate in Board meetings, but homeowners can address the Board by prior arrangement. If the Board discusses sensitive issues like past due homeowners, liens, foreclosures, ARB request and fines levied for violations of HOA policy, any attending homeowners must be excused before these issues are discussed.

How do I know what's been decided: The Minutes of the Board meeting are prepared and after approval are posted to the RealManage portal and villagegreensc.com website for review by homeowners. This *Newsletter* is also published monthly and covers important Board decisions. To better understand how your association works, you are encouraged to become familiar with the Bylaws and Covenants available on the RealManage portal and on villagegreensc.com.

So What's Been Accomplished this year: Easy to read and search Bylaws and Covenants were compiled and placed on the villagegreensc.com website and RealManage portal, ARB guidelines were revised and simplified, a #9PMROUTINE safety program requested by the Charleston PD was implemented, dates were set for Social Committee programs like the Food Trucks, an Easter Egg Program and the Spring Yard Sale, all very successful. The Fall Yard Sale is set for Oct. 2nd. A "living wall" was approved for Pond 12 to avoid collapse of the pond bank from erosion, pine straw was authorized for the VG entrance and the Westbridge/Laurelwood area. Dog Waste Stations for all subdivisions were considered, but dropped due to a lack of homeowner interest in all areas. An interested homeowner was referred to the City Parks Department for a station on the City maintained Bike Path. A proposal to use only the Village Green website and Facebook page for all HOA activity was denied as promotion of social activity should use any available site. A committee study was authorized on non-migratory geese and their effect on our ponds, a \$5,000 proposal for erosion control plants on Pond 14 was delayed pending the outcome of the geese study, a committee was authorized to pursue a City Survey of Traffic Problems in VG, an Annual Audit was funded as required in the Bylaws, funding was approved for a meeting location at the Lutheran Church (not yet approved by the Church), a USDA \$2300 proposal to remove non-migratory geese to solve pond algae and erosion problems was approved, Board members met with City reps to study storm water drain collapses and needed road repaving, fountains are being repaired at the VG entrance under warranty, lighting problems at the VG entrance and burned out street lights on Westbridge were repaired, a dead deer was removed from a pond, dead trees were trimmed in the common area. Approximately 40 ARB request were received and processed. These programs were in addition to normal board activity related to maintaining a financially stable Homeowners Association.

We need a new Webmaster: Bob Aubin has been our Webmaster for the villagegreensc.com webpage and VG/HOA Facebook page for years. He has decided to step down. Anyone with website experience can contact Leidy Gray at RealManage to volunteer. A decision on a new Webmaster needs to be made by the August Board Meeting, if possible.

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

Aug 12th Southern Seafood, Rolled Quesadillas, Holy City Cupcakes.
Aug 26th Dashi, Dean's Mean Wieners, Cookie Dough

Contributing to this Newsletter –Neighborhood Representative Scott Hopper

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