



Village Green

NEWSLETTER DECEMBER 2022

Annual Homeowners' Meeting Held

NOVEMBER 10TH @ 7:00 PM VIA ZOOM

With 30 approved votes, the Board's 2023 adopted budget passed. The 2021 minutes were approved. Board of Directors terms were renewed for *Kay Graham, Katherine Pelletreau, David Goldman* and returning Board member, *John Law*.

According to the President's report, our neighborhood, with 3 new families, has 62 homes, including 1 open lot.

On a positive note, our properties here in Village Green are highly desirable and in great demand within the local real estate market.

One of the biggest challenges our neighborhood faced in 2022 was dealing with the complications of our aging **irrigation system**.

The two central control units are over 10 years old. The system will continue to need repairs as time goes on.

This year \$10,910 was budgeted for maintenance, but \$19,094 was spent to fix problems that cropped up.

Because of this pattern, the 2023 maintenance budget was approved to be increased to \$15,000.

Congratulations !

To the raffle winners whose names were drawn from all homeowners who voted.

1
KAYLA HEWITT
\$30 Cumberland Food Stop

2
DEBORAH BARBER
\$30 Louie's

3
DAVID GOLDMAN
\$30 Dara's

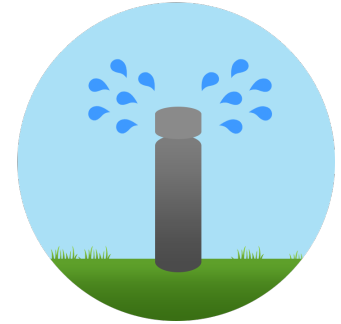
Annual Homeowners' Meeting Continued

Thank you to John Law for providing an **irrigation analysis** exploring the options of decentralizing our system or sticking with the status quo.

After much discussion and looking at the data John compiled, the **VG Board recommends** keeping the current plan in place .

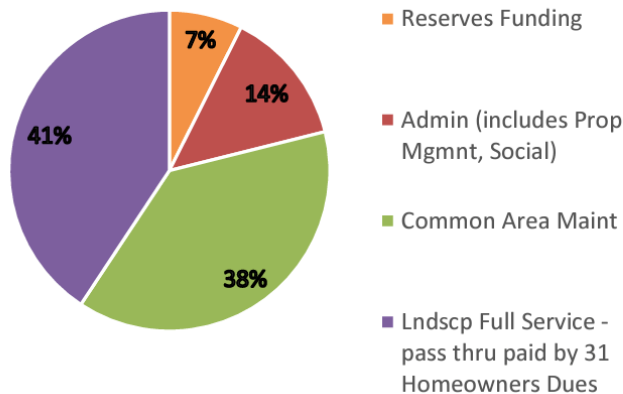
The system will eventually need to be replaced, but further evaluation is required before that decision can be made.

Homeowners should continue to **provide feedback** to Phoenix Management regarding irrigation issues.

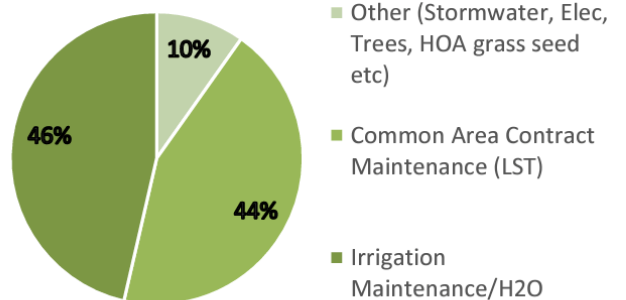


•2023 Budget Breakdown•

Expense Breakdown



Common Area Expense Breakdown



Details →

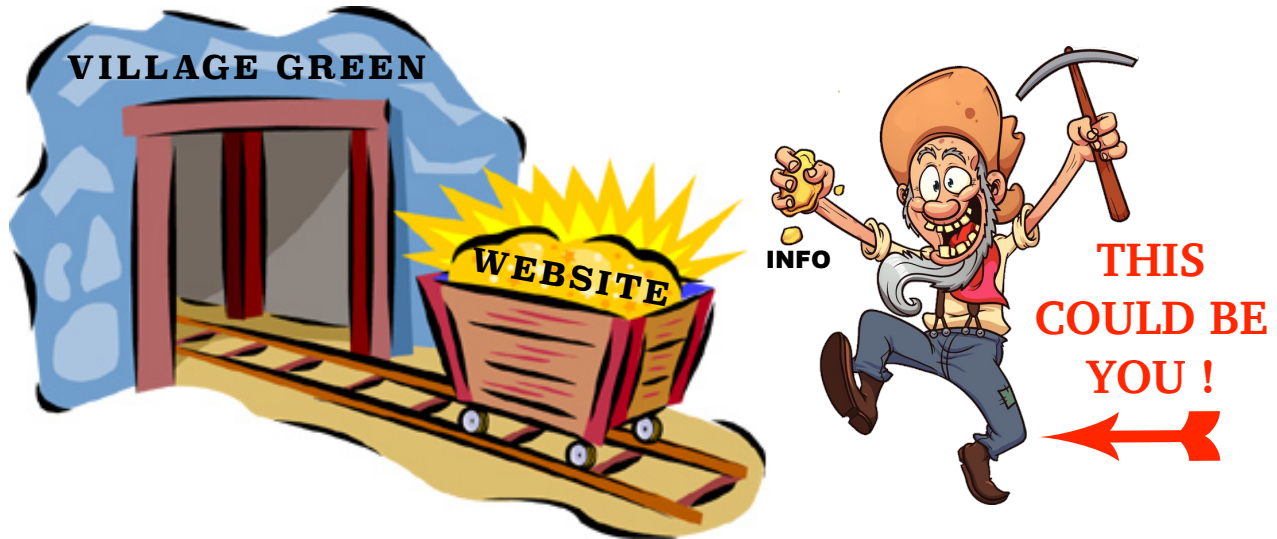


Please be aware that the ratified budget was voted to include an increase to the monthly base HOA Dues from \$109 to \$112 per month. The new amount will take effect as of January 1st, 2023

LST full service:remains same at \$155*.
*LST reserves the right to impose fuel surcharge with notice

[Click here to access more detailed budgetary information on the VG website.](#)

THE VILLAGE GREEN WEBSITE IS A **GOLD MINE** OF INFORMATION !



Log in to get the most out of the VG website

Do you need to contact your neighbor to ask them a question?

Are you planning on installing a patio or some new shrubs?

Do you want to review what services are covered under your Home Services agreement?

Find the answers you need @ <https://villagegreenhoa.wildapricot.org/>

You'll need to  in order to access all of the website's features.

If you don't already have a username and password to log in, contact Mitch Tierney for more information.
mtierney@phoenixmanagementcompany.com

Village Green Board of Directors

Thank you to our board of directors who act on our behalf to administrate the affairs of the association. They work on a volunteer basis to manage and administrate the association's property and the common properties, including the maintenance, repair and replacement thereof.



Their duties also include the determination and collection of assessments for common expenses, and service charges from the owners and the regulation of its fiscal affairs. They also establish reserves for the maintenance, repair and replacement of common properties and for contingencies.

[Click here to access the Bylaws on the VG website which outline a complete description of the Board's role in our association.](#)

Your Current Board of Directors

<u>Name</u>	<u>Position</u>	<u>Location</u>	<u>Contact</u>
Kaylene Graham	President	4 Tacoma Drive	kaylene.graham@twc.com
John Law	Treasurer	7 Baxter Lane	Jlaw1@yahoo.com
Mary Chick	Member At Large	84 Wyman Way	mary.chick@yahoo.com
David Goldman	Secretary	15 Bradbury Way	Dgoldman@nhdlaw.com
Katherine Pelletreau	Member At Large	55 Drowne Road	kpelletr@maine.rr.com

Village Green Participates in Local Food Drive

A big **THANK YOU** goes out to all who helped make this year's Thanksgiving Food Drive a huge success!



Our Village Green coordinators, Lauren Lehman and Janet Greene, collected 22 bags of food and a generous cash donation. The Food Pantry was very appreciative of our neighborhood's efforts.

The Community Food Pantry supplies food and personal hygiene items to those in need in Cumberland, North Yarmouth, Pownal, and New Gloucester. This organization provides assistance to residents of all ages who are struggling to make ends meet.

If you missed the Thanksgiving food drive, or you participated and would like to help others for the winter holiday season, there is another opportunity coming up.



The Community Food Pantry is holding a **Holiday Food Drive** to provide for the 80 families that visit our local food pantry monthly! We need the community's help to make this a special holiday season.

The drop-off day for the Food Drive will be on **Thursday, December 21st from 5-7pm** at Town Hall in the Council Chambers.

[Click here to find out more and sign up.](#)

DO YOU HAVE AN IDEA FOR THE NEWSLETTER ?

Possible ideas might include:

- A picture of wildlife or nature you've taken in the neighborhood
- News or information that you feel might be of interest to your Village Green neighbors



* [Click here to email Michele at michelekaywitt@gmail.com](mailto:michelekaywitt@gmail.com)