

VILLAGE AT CORDATA NORTH CONDO ASSOCIATION

February 2022

BOARD OF DIRECTORS

Cherie Thomas, President
JoAnne Wyatt, Vice President
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Lynn Kirlin
Linda Sheeks

VACNCA WEBSITE:

<https://www.villageatcordatanorthside.com>

ACCESS PROPERTY MANAGERS

www.accessres.com
360.685.0123
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UPCOMING EVENTS:

January 20, 6-9 p.m. Slow Jam
Music Group

Mondays: 10 a.m. to noon Crafts

March 17, 10 a.m. Board
Meeting, Zoom

YEARLY ROUTINE MAINTENANCE SCHEDULE

February: Check windows for dry
rot and seal loss.

GREETINGS VACNCA Neighbors!

We had a good turnout at the February Board meeting and got a lot of work done. Thanks to everyone who participated. There is one big change that I need to make sure everyone is aware of. In order to give Rupert time to prepare his financial report, we voted to change our regular meeting dates to the THIRD Thursday of the month.

MAINTENANCE REQUESTS I contacted Rachel Long at Access in regard to maintenance requests. She has agreed to [run a](#) monthly work order report and send that to the Board so we can see what has been done and what needs to be done. This should help us give residents a better idea of when they can expect work to be completed. In addition, I plan to list the current month's scheduled maintenance and landscaping in the column on the left side of this document. Note: even though Access was not hired until August, Rebekah, Access Team Member, has actually gone back the entire year to check on Maintenance requests. If you have sent in a request and have not heard from Rebekah, Linda, or me, it is probably not in the system. You will need to resubmit your request.

RULES & REGULATIONS *you may not be familiar with or may have forgotten.* You all are really making sure I am reading the Bylaws and Rules & Regulations on a regular basis! I'm going to try to address one rule a month that I think will be of benefit to our Association.

A recent conversation with residents dealt with what we are allowed to do in the common elements next to our homes.

First of all, Trellises. The Amended and Restated Rules and Regulations document dated September 13, 2018 states in Section C: "Existing trellises are grandfathered in and no new trellis attached to the house or Unit will be approved." So, what happens if your house is scheduled to be painted or to have windows replaced and your trellis might be compromised by these activities? I think you may

need to have a conversation with the Board as to what happens to your trellis. You should also keep in mind that vines can cause major damage to siding and to shingles. Just something to think about.

Secondly, we've talked at Board meetings several times about issues around plants in the common elements around your house. Some residents originally planned to do their own gardening, so our landscaping team was told NOT to work in these areas. Now, new owners, original owners who are no longer capable of gardening, over-crowded and unsightly plant growth . . . residents have brought complaints to me that our

landscapers are not doing their jobs! I think this is terribly unfair to Don and his crew. How do we deal with these changes in responsibility? A simple suggestion is that we only allow residents to place plants in pots that they can care for . . . nothing in the ground. Then there would be no confusion as to who's responsibility it would be to take care of the common elements. This will be on the agenda at the March Board meeting.

And lastly, PLEASE do not think that talking to Don or one of his workers takes the place of submitting a request for gardening work! If there is something that needs to be done in the common elements around your house you must either (1) go to the Access website, sign into your portal, and submit a request or (2) call Access and dictate a request over the phone. If you are not comfortable doing either of these, you may certainly talk to any of us on the Board and we can help. Access is doing a great job of getting the work orders to Don and then following up to make sure the work is completed in a timely manner. Again, Rachel and Rebekah will be meeting weekly and sending a list of outstanding work orders to me monthly so that I can follow up.

CLUBHOUSE I am happy to tell you that we have had residents step up to the challenge of keeping our clubhouse functional. Cheryl Sheele has volunteered to be Nettie's recycling back-up. In addition, Pete Asprey has volunteered to take over the calendar.

VOLUNTEER OPPORTUNITIES We still need your help. Please consider volunteering for one of the following:

1. Co-chair for the Social Committee. (Bev is currently serving as the chair.) When Covid restrictions are finally lifted and it is safe to meet again, the Social Committee co-chairs will be responsible for calling a meeting of the members of the committee in order to get us back to enjoying our dinners, teas and other activities. This is a fun group to work with!
2. Newsletter. I understand there used to be a wonderful newsletter published monthly featuring happenings around our community. I would be happy to hand this publication off to you!

THANK YOU! Within a very short period of time after sending out the January newsletter, I was asked to thank Charlotte Martin for sending cards to folks who are sick, celebrating a birthday, etc. Thank you, Charlotte! And another request to thank Ron Roberts who replaces light bulbs outside AND who serves as our resident mole catcher. Thanks Ron! And thank you Helen for giving Ron time off to do this!

We all owe a HUGE thank you to Linda Sheeks. As our structures are aging, we are faced with ongoing problems that need to be resolved. As she has reported at Board meetings, we have problems with roofs, siding, windows, and pressure valves. Linda has contacted vendors and is working diligently to get the best prices for these repairs. Not an easy job as inflation has caused dramatic price increases. As per our Yearly Routine Maintenance Schedule, Linda will be doing a walk-around with Doug, Country Glass, to check windows for dry rot and seal loss. The Schedule calls for checking paint in March. Linda is already on this task as well!

Again, this is a good forum to recognize folks who volunteer their time and expertise to the benefit of our entire community.

The days are getting longer, and Brody and I are starting to look forward to Spring. I love filling my deck with potted plants, especially those that attract hummingbirds. Their favorite seems to be "Hot Lips" salvia. Also love "Million Bells" . . . so much color with so little effort. It won't be long before you will find me sitting on my deck, sans mask, drinking coffee and enjoying sunshine . . . Life is still pretty good!

Cherie