

VILLAGE AT CORDATA NORTH CONDO ASSOCIATION

February 2023

BOARD OF DIRECTORS

Cherie Thomas, President
JoAnne Wyatt, Vice President
Rupert Ayton, Treasurer
Vale Hartley, Secretary
Beverly Brownrigg
Lynn Kirlin
Linda Sheeks, Architectural Mgr.

COMMITTEE CHAIRS:

Rules & Regulations: Jody McBee
Safety: Donna Collier
Landscaping: Stephanie Sarver
Social: Beverly Brownrigg

VACNCA WEBSITE:

<https://www.villageatcordatanorthside.com>

ACCESS PROPERTY MANAGERS

www.accessres.com
360.685.0123
rachel@accessres.com
info@accessre.com

UPCOMING EVENTS:

February 16, 10 a.m. Board Meeting, Zoom


Slow Jam Music - 3rd Thursday of the month. 6 – 9 p.m. - Clubhouse

Mexican Train - Thursdays, 1 – 5 Clubhouse.

February 15, 5 p.m. Palentine's Dinner, Clubhouse

February 28, 2 p.m. VACNCA Tea, Clubhouse

Greetings Everyone!

I hope everyone is staying warm! I have the heaters turned on for my hummingbirds! I like to think that they appreciate my efforts. 

Before I get too far into informational items, I want to tell you that we need a newsletter editor! That person would be responsible for organizing information provided by Board members into an easy-to-read document that could be sent out to all VACNCA residents. This will be my last newsletter. I really do hope someone will step up and volunteer!

I want to start off with a huge THANK YOU to Patty Liggett for her years of service as a Board Member. She has been diligent in her duties as secretary and has become our resident “historian.” If you need information about VACNCA, Patty is your Go-To person.

And, another thank you to Vale Hartley for taking on the position of secretary to the VACNCA Board. Having worked with Vale on the Rules & Regulations Committee, I can assure you that we are in good hands with Vale!

There were a few items that came up during our Annual Meeting and the Board Meeting that followed.

KEYS

You have probably noticed that JoAnne has placed a lockbox and an order form in the clubhouse. This is in response to being called out late at night and again in the midst of a northeast wind to give a resident access to her home. The resident forgot to take keys with her and found herself locked out of her unit. We need to make it very clear to everyone that we are not a “lock out” service. The emergency keys we have locked up in the clubhouse are for our use in accessing your unit if you are away and a situation arises requiring that we access the unit. Examples might be a water leak . . . a tree falling on your roof . . . things that the association would be responsible for repairing.

What can you do?

- Buy a lockbox and keep an extra key in it.
- Keep an extra key at a neighbor's house.
- Put a digital doorknob on your door.
- If you are locked out, call a family member or a locksmith. If you are a renter, call your landlord.

EMERGENCY LOCKOUT. (Medical emergency . . . 911 has been called.) We recently had a resident experience a medical emergency. She was able to call 911 but was not able to get to the door to open it for the first responders. We have all seen the fire department responding to our residents. When they have to depend on finding a Board member who has access to the emergency keys, precious time can be lost. Rachel told us that a condo association just north of us has put KNOX boxes on their units. These are boxes that hold spare keys for first responders. Only the fire department will have the code and be able to have immediate access to your home in case of emergency. The only other option they have is to break down the door. (My own front door is held together with metal plates and bolts . . . it was evidently broken down before I bought the unit. Stable but ugly!) I think it is especially important for those of us who live alone. I strongly encourage you to go to www.knox.com and check this out for yourself. (Knox boxes are an individual resident responsibility and cost.)

LANDSCAPING

What Our Landscape Service Does

A few owners have been curious about what we can expect of our landscape service, Custom Cut.

Don Waters, the owner, provides a range of services on a schedule he determines. Many of us are accustomed to seeing his crew on site on Tuesdays and Wednesdays. Days are determined by Don. His obligation is to provide the services outlined in the contract. Here is what Don and his crew do:

Lawn care: Mow and edge turf, usually weekly during the growing season; and apply fertilizer and apply weed control on the grass.

Shrub beds: Clear debris and leaves throughout the year. This task is not completed on a fixed schedule, but every house should be cleared once or twice a year --- more if requested by the owner. They also prune shrubs depending on the season. All houses will receive shrub bed clearing and trimming, but the timing will vary.

Irrigation: Don turns on sprinklers in the spring and turns them off in the autumn. They make repairs as needed.

Special projects: At an additional cost, Don will install drains, remove and plant trees and shrubs, and repair walkways.

Garden debris removal: They will remove garden debris gathered by owners, as long as it is placed at the curb on Wednesdays. We pay an extra dump fee for this service.

Owners should submit requests for pruning, clean up, or drainage issues to Access Real Estate Services. If the work is urgent and affects safety or structural integrity, we'll ask Don to make the work a priority. If it falls into routine maintenance, the crew will complete the request as they rotate through the complex.

If you have questions, feel free to contact Stephanie Sarver, Landscape Committee Chair.

MAINTENANCE

Access recently notified us that there were a couple of areas that showed a significant increase in water usage. One area increased due to a formerly vacant unit being purchased and the new owner moving in. The other is still being investigated.

What can you do?

- Check to make sure your toilets are not “running.”

Here are two ways to test your toilet for leaks:

Toilet Leak Test #1: Remove the lid on the toilet tank and pour a small amount of food coloring in the tank to color the water in the tank. If colored water appears in the bowl without flushing the toilet, it indicates water leaking between the tank and bowl.

Toilet Leak Test #2: Another way to test your toilet for leaks is by turning water to the toilet off at the shutoff valve. Remove the lid on the toilet tank and note or mark the water level in the tank. Wait several hours to overnight without flushing the toilet, then check the water level in the tank. If the water level is lower, there’s a leak between the tank and bowl.

- Turn your water off if you are going to be away for more than a couple of days.

SOCIAL EVENTS

February 4, 12:30 – 4 p.m. Open house birthday celebration for JoAnne Wyatt.

One parking space will be kept open for residents needing to pick up their mail, although you may want to plan to do that before or after the celebration.

February 15. Palentine’s Dinner. 5 p.m. (Palentine’s Day is a non-romantic alternative to Valentine’s Day. Designed for “Pals” to gather to enjoy time together!)

The Social Committee has planned a dinner for all interested VACNCA residents. The cost will be \$10; the menu includes fried/baked chicken, pasta salad, green salad, baked beans and bread/rolls followed by dessert. Sign-up in the clubhouse. As usual, residents will bring their own table service. We will also resume our dinner drawings . . . bring an extra dollar or two to purchase tickets . . . the prizes are going to be “epic!”

February 28. Tea and Conversation. 2 p.m.

We are trying to get back to our monthly teas on the last Tuesday of the month. Since we have been unable to have our annual bake sale to fund our social events, we will have a “donation” container available to help cover the cost of the cookies and tea/coffee. No charge for the conversation!

We are already on the calendar for March 28 and April 25. If you are interested in helping with these events, please contact Bev Brownrigg or Patty Liggett.

I do hope someone will step up to take on the position of Newsletter chair. It is a very useful tool for getting information out to all residents and owners.

Take care! Cherie