

VILLAGE AT CORDATA NORTH CONDO ASSOCIATION

March 2022

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VACNCA WEBSITE:

<https://www.villageatcordatanorthside.com>

ACCESS PROPERTY

MANAGERS

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UPCOMING EVENTS:

Mondays: 10 a.m. to noon:
Crafts
March 24, 10 a.m. Board
Meeting, Zoom

GREETINGS VACNCA Neighbors! I'm sending this out before our March Board meeting because there are things we should discuss that do not require Board action.

HOA DUES

Almost half of our residents still pay their dues by placing checks in the mailbox we have in the clubhouse. This is being done day-by-day over a couple of weeks and is making it difficult for us to get your payments to Access and recorded in a timely manner. If you are not comfortable with having your bank make automatic payments, then you need to mail your checks to Access . . . just like you pay your other bills. I have put Access' address in the column to the left of this message.

EMERGENCIES

We have recently experienced a few emergency situations here in the Village. If you have a situation that needs immediate attention, such as a water leak, please **CALL** Access. After-hours callers will be provided instruction on how to reach an Access team member who will be able to immediately handle your emergency. Emails are not read on the weekends. When I checked with Access about the response time to our latest water leak, I learned that Rachel had 78 emails waiting for her Monday morning. Call! Do not think an email will get immediate action.

NON-EMERGENCIES

I occasionally get a message from Access saying a VACNCA resident has sent in a request to have work done on the interior of their home. VACNCA, and

therefore Access, are not responsible for this type of work. We have been asked to change lightbulbs, contact furnace repair companies, etc. I know some of you do not have access to a handyman/handywoman, so my thought is that we can help each other out by sharing information. If you have a good handyperson, and that person is willing to take on more customers, please send me their contact information. In the meantime, I have received email from a man my son has seen a lot of his neighbors using: Tim Anderson, 253.886.0945, ralph.anderson93@yahoo.com. He says he is licensed, bonded and insured; lives in the Birchwood neighborhood. I don't know him, but he gave me permission to publish his information and invites you to contact him.

RULES & REGULATIONS *you may not be familiar with or may have forgotten.* This month I thought I'd summarize Rules & Regulations, Section K Rental of Units. VACNCA allows a maximum of six rental units. The process involves the owner(s) submitting a Request for Approval to Lease a Unit to the Board along with a \$20 fee. Priority is based on a first-come,

first-served basis. If there are more than six, a waiting list is established. Once the owner has received Board approval, they have 30 days to rent the unit. After 30 days, a new request is required. If a formerly leased unit is vacant for more than 45 days, a new request is required. We currently have only five units that have been leased; two of which have now been vacant for more than 45 days. These units are no longer approved for leasing and will require a new Request and fee. You can read the longer version in your copy of the VACNCA Rules & Regulations.

SAFETY

Moss! Our landscapers are not contracted to take care of the moss on our patios, stoops, driveways, curbs, etc. Moss control is, however, one of the activities listed on our annual maintenance schedule. Not only is moss slippery and unsightly, it eats into pavement and concrete. We will be power washing this spring. In the meantime, please walk carefully on wet days.

SNUG! What is it? A free app that some of us have used for quite a while now. I have it on my cell phone. It reminds me every morning to check in; a straightforward process where I just tap the reminder and it shows me a huge green check mark that I then tap. That's it! If I don't check in by 9:30, I have a phone call from my daughter asking if I am okay. I chose the time . . . you can too. I strongly encourage those of you who have cell phones to download and use this app . . . especially if you who live alone.

Other safety issues should be referred to members of our Safety Committee: Beverly Brownrigg, Pete Asprey, Donna Collier, Nettie Post and Sheila Johansen.

ACCESS TO CITY TRAILS

I used to have fun with my law students discussing the difference between outlaws and scofflaws. They would walk down the halls after class questioning each other's actions by asking, "Okay, does that mean you are an outlaw or a scofflaw?" So, why do I bring this up? It appears we have scofflaws amongst us here at VACNCA! When we purchased our homes, we agreed to abide by the Covenants, Rules & Regulations and By-laws. The following is a direct quote from a Resolution dated 6/13/2013 and signed by then HOA president Ron Young: **"The 28' vegetation buffer between VACNCA and the walking trail is to remain undisturbed, with the exception of necessary maintenance or improvement in order to maintain a dense vegetation buffer."** One of our residents reported seeing a man cutting through our newly restored buffer and when she questioned him, he told her he was allowed because he lives here. He was wrong! It is not allowed! It is not okay.

Why is this important? We have vulnerable, single people living along the edge of the buffer and have had strangers cut through from the city trail and enter their property. We need residents to be safe . . . to feel safe. (By the way, the basic definition of a scofflaw is a person who believes the rules only apply to other people.)

RESALE CERTIFICATE NOTEBOOKS

When you purchased your home, you received a notebook that contains your resale certificate as well as a copy of the By-laws and Rules & Regulations. This notebook stays with the home. I'm finding that when documents were updated, they were often put into the notebooks without removing the older documents. One of the things I found in my notebook was a 3-page, stapled document that contained changes to the By-laws dated 9/19/2018. It was not in a format that allowed removal of obsolete or amended changes to the affected pages so that new pages could be inserted. I word processed a new page 8 and pages 17, 18, and 19 and inserted them in my notebook. *Why is this important?* I recently had a resident refer to the number of Board members required to sit on a committee. Her By-laws stated **two** . . . the amended number is **one**. She didn't look for the 3-page document, (how would she even know to look?) but

went directly to her By-laws document. If you would like to have copies of the pages I word processed so you can clean up your notebook, let me know and I will email them to you.

VOLUNTEER OPPORTUNITIES

1. Landscaping. There has been recent interest shown in establishing a landscaping committee. This will be discussed at the March Board meeting. If this is of interest to you, please plan to attend the Board meeting and get ready to volunteer!
2. Thanks to Peggy Cook's donation of a lovely bench, we have a new "conversation" area behind the clubhouse. We are looking for someone who has an interest in wood working who would be willing to clean up and possibly refinish the wood benches that currently sit by the backdoor of the clubhouse. These could then be added to the new "conversation" area.
3. Co-chair for the Social Committee. Still looking for help for Bev. It appears Covid restrictions are finally easing, and it may be safe to meet again soon. The Social Committee co-chairs are 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.
4. Mexican Train Coordinator. This person would be in charge of seeing that this activity is on the calendar and for emailing participants if there are any changes to date and time. Easy! (And not restricted to Mexican Train! Maybe there is interest in getting together for other "games" on a regular basis???)

THANK YOU! When I was in Barcelona for my son's wedding several years ago, I went on a tour of Gaudi's artwork, including the Basilica i Temple Expiatori de la Sagrada Família . . . okay, I'm showing off. It is the Barcelona Cathedral. Amazing structure that is still unfinished, famous for many reasons, one of which is that it was not financed by the government. The tour guide told us that for many years, construction was financed by "the people" and that construction was going at a great pace, but then, some years ago, the donations dropped off. She said it was probably because "the people" were not sinning so much, so didn't feel such a strong need to give money.

Why do I tell this story? Because no-one has sent me names of people they want to thank, making me think we all are not so grateful these days! (Maybe we are just tired of winter? Or, maybe we are thanking folks in person . . . even better!) Anyway, I will keep this section for another month and then leave it out of the newsletter if it is not of use. In the meantime, thank you, Peggy, for donating the bench, matching table, and planter in memory of your husband, and our friend, Jim . . . and good luck in your new home.

Adéu! (Okay! So I asked Google how people say goodbye in Barcelona!) Take care! Cherie