

VILLAGE AT CORDATA NORTH CONDO ASSOCIATION

May 2022

BOARD OF DIRECTORS

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COMMITTEE CHAIRS:

Safety: Donna Collier
Landscaping: Stephanie Sarver

VACNCA WEBSITE:

<https://www.villageatcordatanorthside.com>

ACCESS PROPERTY MANAGERS

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

UPCOMING EVENTS:

April 21, 10 a.m. Board Meeting, Zoom
April 21, 6 – 9 p.m. Slow Jam Music - Clubhouse
Thursdays beginning May 5, 1 – 5 p.m. Mexican Train – Clubhouse. Everyone is welcome to join this group

Greetings VACNCA Neighbors! I would like to take a minute here to thank those of you who visited Brody and me as we worked in our “mobile office” . . . formerly known as my van. Friends brought cookies . . . delivered mail . . . I was without any Xfinity services until the company came out and found where my cable was sliced through during the replacing of my neighbor’s tree. My daughter told me “The universe” was telling me I watch too much TV. She may be right; my home became very quiet . . . no internet, no TV and no telephone for three weeks. I spent a lot of time talking to my pup. He’s a very good listener!

RULES & REGULATIONS

Instead of discussing an R&R this month, we are sharing information from the new Landscaping Committee as well as proposed guidelines for those residents wanting to have solar panels installed.

Landscape Committee at Work

As we all know, the costs of maintaining the VACNCA landscape is increasing each year. We also know how much owners value our beautiful Northwind neighborhood.

In March, the Board voted to expand the Landscape Committee. Please welcome the committee members: Rupert Ayton, Beverly Brownrigg, Sheila Johanson, Stephanie Sarver, and Jim Tragesser.

The Committee responsibility includes: plan for updating landscape, coordinate landscape requests with Access and the Board, and consider how best to work within our budget!

Submitting Requests

The process for submitting requests is a work in progress. It may seem complicated as we navigate how best to work with owners, Access, and the Board. Please be patient. The process will improve as we go.

For now, owners are encouraged to contact the Landscape Committee Chair, Stephanie Sarver (stephanies2010@gmail.com), with questions about how to initiate landscape requests and gather Board approval.

Requests submitted through Access will be forwarded to the Board and Committee chairs, who will coordinate further actions.

The Landscape Committee meets on the Friday before the Board meeting, at which time they review new requests and plan recommendations to the Board. These requests are considered once a month.

As a reminder, VACNCA Rules & Regulations require that owners receive written Board approval before undertaking landscape changes. The Committee is currently developing expanded guidelines, which will be discussed at the May 19 Board meeting. Meanwhile, draft guidelines are posted in the Clubhouse and listed below for review.

“The proposed responsibilities of the VACNCA Landscaping Committee include:

To the best of their ability as volunteers,

1. Review homeowner landscaping requests and provide recommendations to the Board for modifications and/or approvals.
2. Determine which requests require the submission of a design plan and Board approval; versus simple maintenance requests falling within the scope of routine gardening.
3. Monitor landscape maintenance and improvements to stay within approved budget.
4. Working with Access or other property managers, maintain an efficient process for addressing and responding to VACNCA needs.
5. Undertake a landscaping survey to identify dead plants, gaps where plants have been removed, but not replaced.
6. Develop a long-term plan to replace dead plants, and/or fill in planting gaps that have occurred over time.
7. Work toward creating landscaping that is environmentally friendly, sustainable, and seek to manage and minimize rainwater pooling.
8. Develop a landscaping budget for 2023, and later years.

VACNCA Amended and Restated Rules and Regulations (September 13, 2018),
Section E states:

1. “Unit owners must have written approval from the Board before the desired change to the landscaping is commenced.”

PROPOSED ADDITIONAL GUIDELINES

2. Garden trimmings: Trimmings can be placed in a tarp or similar container and placed near the street for removal by gardeners.
3. Outside landscaping companies: The use of outside landscaping or gardening companies to assist in additional landscape maintenance or special projects, must be approved by the Landscape Committee and the Board. Companies must be licensed and insured. Garden services under contract by the Association may be hired on an

hourly basis at the individual owner's expense, provided that the special services have been approved by the Landscape Committee and Board.

4. Planting and removal of trees, shrubs, and flowers:

- a. A plan for the planting or removal of trees and shrubs, or the removal or addition of soil, must be submitted to and approved by the Landscape Committee and the Board before work is undertaken
- b. An owner may plant annuals or vegetables in the limited common element adjacent to their home, but will be responsible for their upkeep, including weeding and/or application of mulch to control weeds.
- c. Owners may not remove any plants, or major parts of plants, such as roots or limbs, without the consent of the Landscape Committee and the Board.
- d. Trees, shrubs, and flowers planted by the resident in the common element, or the limited common element become the property of the Association, and may not be removed when the owner sells, unless approved by the Landscape Committee and the Board.

4/11/22 Draft VACNCA Guidelines for Solar Panels on Unit Roof tops

1. Installation of solar panels must meet health and safety standards and requirements imposed by state and local permitting authorities
2. The installed solar panels and equipment must meet all applicable safety and performance standards established by the national electric code, the institute of electrical and electronics engineers, accredited testing laboratories, such as underwriters' laboratories, and, where applicable, rules of the utilities and transportation commission regarding safety and reliability.
3. Solar panels must not be visible above the roofline without special permission. *
4. Solar panels may face the interior streets only if the panels conform to the roof and the top edge of the panel is parallel to the roof. **
5. Solar panel equipment and mounting hardware must conform to the color of the roof.
6. Owners of units with solar panels must indemnify or reimburse VACNCA for loss or damage caused by the installation, maintenance, or use of a solar energy panel.
7. Owners of units with solar panels are financially responsible for roof leaks caused by the panels.
8. Owners of units with solar panels are financially responsible for the cost of removing and reinstalling the panels when the roof is replaced by VACNCA.

* This may need to be modified with language regarding angled panels as that is the only way solar may work for some units.

** This may need to be modified to include Stuart and June. It may also need to be modified to address angled panels. It is redundant with #3.

CLUBHOUSE

This is my last request for someone to volunteer to refresh the picnic tables and benches that are currently stored behind the clubhouse. It is my understanding that they simply need a coat of an oil-based product that will protect them from the weather. Let me know if this is something you are willing to take on. There are so many residents who are still not comfortable meeting indoors . . . this patio can provide the opportunity for residents to meet and visit in person.

THANK YOU! Thanks go out to Bev Brownrigg and Aline Wanne for facilitating the first VACNCA Tea since COVID shut down our gatherings. It looked like folks really enjoyed getting back together with friends and neighbors.

A special thank you to the folks who helped pick up my recycling after a gust of wind picked it up and spread it around. If it hadn't been so cold (and if I hadn't still been in my pajamas!), it would have almost felt like a block party!

ANNOUNCEMENTS: A reminder that our landscaping crew will pick up only garden debris material on Wednesdays. Please do not put garbage, planter baskets, old pots, etc. in your bundle of debris.

Another reminder that smaller, non-emergency maintenance requests will be "bundled." These bundled requests will be taken care of once a month, which will help us keep expenses (and our dues) down. You probably already know that every time we have someone out to take care of a request, we pay a fee just for the repair-person to show up . . . anywhere from \$65 and up.

Another option for when you need a handy-"person": A Team Maintenance Services, Mike Self. 360.599.7936. mikes5351@yahoo.com.