

Villas Experience



Villas of Arden Mills

SECURITY SYTSTEM

At the February 23rd Board meeting a security system was approved for our community. This was initiated due to several issues within the community within the past months. The cameras for the system will be located on the clubhouse and the monitors will be locked in the office in the clubhouse. There will be three cameras. The one at the front of the clubhouse, focused on the entrance/exit , and will have zoom capabilities. One camera will be on the mail house side of the clubhouse and one in the pool area.

The system will have a 30 day period before the cameras will override the image. That will allow time for residence to notify a board member of a problem and for Board and or Police to review the incident. This would be dependent on the resident’s notification to the Board.

Residents at the board meeting requested there be review of the activities after hours when the unit is installed..

Special points of interest:

- Grounds Comm.....13th
- Building & Roads..13th
- Daylight Savings...12th
- Social Comm.....15th
- Board Planning.....16th
- Finance Comm.....20th

COMMITTTEE CHAIRPERSONS

We still have a need for a chairperson for the Grounds Committee and the Pool Committee. These Committees help us to keep our HOA fees low.

If you go to our website at www.villasofardenmills.org, under the tab of COMMUNITY, and then Our Committees you can see a listing of all or our committees as well as the responsibilities of each of the committees. All committees have members whom assume some of the responsibilities of the committee. There is a meeting of the Grounds Committee on March 15th and they would welcome anyone with an interest in helping out. The Pool Committee will not meet until late April.

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BUILDING & ROADS REPORT

Ron Richards

This Program was authorized by the Board of Directors of the Villas of Arden Mills Condominium Association and assigned to the Buildings & Roads Committee. Responsibilities include inspecting all Association buildings, recommending corrective measures for any findings, developing specifications for these corrective measures, selecting & recommending contractor(s) to perform these activities, securing Board approval for these activities, providing oversight during these activities to assure contractor compliance with specification, and auditing contractor invoices to assure the Association received all materials & services as indicated. The Board has authorized the Committee to work directly with the Management Co. as needed to accomplish these responsibilities.

All building components require maintenance to reduce the effects caused over time by weather and use. Appropriate maintenance is essential to maintain property values. Many maintenance issues can be minimized if properly addressed in a timely manner. Regularly scheduled inspections will indicate this appropriate maintenance. The Operating Budget will provide the necessary funds to perform this appropriate maintenance. When each building component reaches its useful life, the Reserve Fund will provide the necessary funds for replacement.

Program Goals

- Establish the appropriate maintenance plan for each of the building/unit components.
- Establish specifications (where needed) for the performance of this maintenance.
- In conjunction with the Management Co., establish contractor(s) to perform this maintenance.
- Establish the inspection process for each of the building/unit components.
- Reflect the requirements of the Reserve Study for the replacement of the Association's building/unit components.
- Establish an Exterior Maintenance Guide for responsibility for component maintenance as defined in the Declara-

Building Unit Components

Roof	Fascia	Utility Entrances
Vents	Vinyl Siding	Garage Door
Dryer Vents	Faux Stone	Garage Door Seals
Sun Tunnels	Faux Brick and Trim Sills	Garage Unit # Sign
Gutters	Gray Shutters & Trim	Garage Exterior Light Fixture
Downspouts	Faux Windows	Entry Door
Soffit	Composite Trim	Entry Door Wood Trim

Building Unit Components continued

Entry Unit # Sign	Entry Doorbell
Entry Exterior Door Fixture	Entry Storm Door (if present)
Entry Columns (Courtyard Model)	Satellite Dish (if present)

Building Inspection Process

Buildings are inspected in nearly as-build sequence. This means the older units are inspected first. The Community was developed over a four-year period (mid 2006 through 2009) with a couple of buildings finished in the fifth year. The buildings have been divided over a three-year period for inspections. Since some buildings have 2 units and some have 4 units, the number of units in each year is the determining factor. The first year (2013), 21 buildings (1 thru 19), consisting of 56 Units and the Clubhouse & Mail House were inspected. The second year, 14 buildings (20 thru 33), consisting of 40 Units were inspected. The third year, 10 buildings (34 thru 43), consisting of 40 units were inspected. This sequence will continue into the future. A Building Inspection Checklist has been created for each style building – Canterbury/Abbey (Exhibit A), Chateau/Villa (Exhibit B), Courtyard (Exhibit C), and Clubhouse (Exhibit D). This Checklist is prepared for each unit to be inspected that year. If a component requires maintenance, it is noted. If not, it is noted as OK. A Building Inspection Recap document (Exhibit E) is prepared each year to recap the noted maintenance items by unit. This document is used to prepare the recommended action for each noted maintenance item. The Recap document is forwarded to the Board for the record. Similar items are then combined to form a maintenance plan.

Operating Budget Development for Building Component Maintenance

The Operating Budget reflects those maintenance activities that will occur at least annually. A historical basis has been developed for these items. The Operating Budget reflects also those maintenance activities that will occur periodically during the life of a component, where the period is longer than 1 year. Quotes are obtained for each of these items to support the development of the next year Operating Budget. These items are recommended for inclusion by Buildings & Roads and require Board approval for their inclusion and expenditure.

Reserve Fund Plan for Building Component Replacement

The Reserve Fund Plan reflects the replacement strategy for each component. Buildings are excluded from the Replacement Plan. Insurance coverage is the replacement plan for buildings. Reserve Fund replacement items that are less than \$1,000 are included in the Operating Budget.

BUILDING & ROADS REPORT CON'T

Exterior Maintenance Guide

The Buildings & Roads Committee maintains the Exterior Maintenance Guide, which delineates responsibility between the Association and the Unit Owner for maintenance of all exterior components. The Declaration and Board Policy spells out the legal responsibility and this document recaps this for easier use. This document requires Board approval for changes and becomes Exhibit H in the Villas of Arden Mills Rules & Regulations. This Building Maintenance Program reflects these responsibilities.

Issue Handling for Unit Owner Reported Items

All Unit Owner issues are to be reported to the Management Co., who forward these issue reports to the Board and the appropriate Committee Chair. The following describes the issue handling for Building Issues. The Chair selects members with some background in the specific issue to investigate the report to get a more complete description of the issue, assure it is an Association issue, and identify a possible course of action. For perceived emergency conditions such as roof leaks, for example, the investigation is immediate, and a contractor will be dispatched ASAP. All other issues will be investigated in a timely manner. The Management Co. is kept informed of our progress as well as the Board and the Unit Owner by email. Some issues will be resolved by the Committee and some will require the services of an appropriate contractor. The Committee member(s) assigned assists the contractor and assures the resolution is satisfactory to the Association and the Unit Owner. All contractor labor & materials and all Committee materials are charged to the Operating Budget. All Association building issues are tracked, discussed in monthly meetings, and closed with appropriate notification to the Management Co., the Board, and the Unit Owner. The historical average for costs associated to these issues is utilized in developing the Operating Budget for Repair & Maintenance each year.

Appropriate Plan for each Specific Element

The balance of the Program is a document of some 25 pages including Exhibits, not included here. The entire document is located on the Community website (www.villasofardenmills.org).

Thank you

Building and Roads for keeping our community looking so nice.

Mud Slide

If you live in Phase 2, you probably have observed the small landslide above the traffic circle on Fair Meadow Drive.



Here is what it looks like after Mow Mulch and More did the repair work and reseeded the area. Thanks Tom Bruker and others who worked to get this project completed.



St. Patrick's Day



St. Patrick's Day, feast day (March 17) of St. Patrick, patron saint of Ireland. Born in Roman Britain in the late 4th century, he was kidnapped at the age of 16 and taken to Ireland as a slave. He escaped but returned about 432 CE to convert the Irish to Christianity. By the time of his death on March 17, 461, he had established monasteries, churches, and schools. Many legends grew up around him—for example, that he drove the snakes out of Ireland and used the shamrock to explain the Trinity. Ireland came to celebrate his day with religious services and feasts.

It was emigrants, particularly to the United States, who transformed St. Patrick's Day into a largely secular holiday of revelry and celebration of things Irish. Cities with large numbers of Irish immigrants, who often wielded political power, staged the most extensive celebrations, which included elaborate parades. Boston held its first St. Patrick's Day parade in 1737, followed by New York City in 1762. Since 1962 Chicago has colored its river green to mark the holiday. (Although blue was the color traditionally associated with St. Patrick, green is now commonly connected with the day.) Irish and non-Irish alike commonly participate in the "wearing of the green"—sporting an item of green clothing or a shamrock, the Irish national plant, in the lapel. Corned beef and cabbage are associated with the holiday, and even beer is sometimes dyed green to celebrate the day. Although some of these practices eventually were adopted by the Irish themselves, they did so largely for the benefit of tourists.