

# TOWNHOUSE TALK

BELLA VISTA TOWNHOUSE ASSOCIATION

FALL 2018 - EDITION

## AUTUMN TRANSITION

**Shorter days, cooler nights and changing leaves signal the return of autumn splendor to the Ozarks and the fall edition of Townhouse Talk, your quarterly e-newsletter from the *Bella Vista Townhouse Association*.**



This summer has been rather unusual. April was the coldest on record and in early May, temperatures quickly skyrocketed into the 90's. There have been subsequent periods of excessive heat and drought and mild and wet conditions. You may notice leaves on some trees already turning color or becoming brown and falling. This is not a sign of an early fall, rather that the tree is stressed due to these major fluctuations. A few trees, particularly oaks, have gone from green and healthy looking to completely brown in just a few weeks. In this case the tree was likely already stressed due to bugs or disease and has now died. If you see a dead tree close to your townhome, please contact us for evaluation.

*DID YOU KNOW, TOWNHOUSE POLICY FOR INOPERABLE VEHICLES, PARKING ON GRASS, PETS, TRASH AND UNSIGHTLY, UNSANITARY CONDITIONS ARE ALSO CITY ORDINANCES?*



While Autumn doesn't officially begin until September 22<sup>nd</sup>, rain and warm weather requires the need to continue to mow, weed-eat, trim and spray weeds, sometimes well into October. Please understand, these transitional periods, particularly summer into fall, can challenge our resources. Weather can cause delays, so bear with us as we are working as quickly and efficiently as we can. In the coming weeks, your grounds maintenance team will also be trimming and removing dead trees, picking up debris and cleaning internal common areas and perimeters of external wooded areas to make leaf cleanup as prompt and efficient as possible. Most of the leaves fall in a relatively short period of time, typically starting by early November, and we work on a court-by-court basis, so we will get to your area as soon as possible. ***Cleanup of leaves in carports and on decks and patios are your responsibility as we don't want to risk damaging vehicles or other personal property.***

***Animal Control 479-855-3771 (barking & unleashed dogs)  
City Code Enforcement 479-268-4980 (Anonymous reporting)  
Republic Services (trash) 479-855-4226, ext. 1***

*Have your gutters cleaned as leaves, pine needles and other debris clog gutters and downspouts causing damage to your townhouse as well as creating ground erosion.*

*Please, always walk dogs on a leash, promptly clean up and properly dispose of all droppings. Dog droppings carry bacteria and parasites and can trigger infections in humans, especially children.*

While your Association works diligently to enforce Policy, it's a growing challenge particularly in older, more densely populated courts with a high percentage of rentals. Most townhomes were designed and built in the

1970's-80's for retirees and as vacation homes. The major demographic shift that has occurred in Bella Vista over the last 20 years has resulted in many young families purchasing and living in townhomes. With limited parking areas, storage and restricted space, things such as too many vehicles, children's toys, multiple pets, trash volume and generally unkept properties have unfortunately become all too commonplace in some areas.

Since becoming a Municipality in 2007, numerous ordinances enacted by the City have helped with enforcement of Townhouse Policy. Typically, if a Policy violation goes unresolved after multiple attempts by the Association, City Code Enforcement is then contacted. Depending on the severity of the violation and at the Code Enforcement Officer's discretion, one of two courses of escalation may occur:

If the violation is a low-level violation, the resident will receive a letter with information about the violation observed and requested to correct the issue within seven days from the date of the letter. A follow up inspection will be conducted to reassess the issue. If the violation has been corrected, no further action is required. If the issue has not been corrected, high-level violations will be followed.

If the violation is a high-level violation or has been updated from low-level status, the Code Enforcement Officer will send a letter with the noted violation, steps to correct the issue and conduct a re-inspection date, seven days from the date of the letter. If, after a follow-up inspection, the violation has not been corrected, the Code Enforcement Officer will issue a citation and summons to appear in court.

Obviously, the City's ability for legal action including fines has been very beneficial in resolving major issues with unsafe and unkept properties.

Townhouse Talk is electronically distributed in March, June, September and December to coincide with the different seasons and services provided by your *Association*.

Your feedback is important, please let us know if there's an issue you'd like addressed in future editions.

Your *Townhouse Association* Board of Directors and staff work hard to provide you with the best service possible.

Please email or call with any questions you may have and attend the regular Board meetings which are held the 3<sup>rd</sup> Wednesday of each month at 9 AM, ( 2<sup>nd</sup> Wednesday in November & December) at our 2 Cora Circle office building in Drake Courts.

For the latest information, please visit our website. Until next time!

**Come See...***The newly remodeled Recreation and Meeting room at the Association office at 2 Cora Circle in Drake Courts. The newly updated facility is now available for rent by any townhouse resident, you no longer must be an owner, and is available for business functions. Rates remain the same, just \$20.00 per day with a \$50.00 refundable security deposit and include full kitchen, restrooms, tables, chairs and a fenced outdoor area. Great location for events as garage sales, card parties, family reunions, and other special occasions up to 40 people. Ask about a discount for consecutive and multi-day events!*

## DID YOU KNOW

Your Townhouse Association is governed by a 7-member board of directors consisting of deeded property owners in good standing? The board is the policy setting authority, approves the annual budget and things such as additions or major improvements to townhomes and Association infrastructure. Each member is a volunteer who serves solely for the betterment of the Association. Members are elected by majority vote, receive no perks or compensation and serve a 3-year term. Each year, two or three positions are up for election, so if you're interested in running, please attend board meetings and contact the Association office for an application and more information. The Deadline for submission is November 1<sup>st</sup>.

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**Corporate Office location 2 Cora Circle Office Hours: 7am to 3pm M-F**  
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