

# TOWNHOUSE TALK

BELLA VISTA TOWNHOUSE ASSOCIATION

SPRING 2018 EDITION

Change is a constant in today's fast-paced world. To better serve and provide you with more timely, relevant information, Townhouse Talk, is now being emailed in March (spring), June (summer) and September (fall) to better coincide with changing seasons and services and mailed to you in December with the election and Annual Meeting information.

During January and February, your grounds maintenance crew has been doing winter leaf and debris cleanup, trimming pampas grass, liriope and crape myrtle, removing and trimming trees, yearly court light, sign, and cart shed (storage) maintenance. Currently, we're working on owner requested landscaping projects and improvements to Association infrastructure. Spring looks to be early again this year, so we're working as diligently as possible and have begun spraying landscape rock beds for weed control.

Changing the schedule for the newsletter also allows for information from the election and highlights from the February Annual Membership Meeting.

Let's begin by introducing your 2018 Board of Directors. President, Jack Adams; Vice President, Tom Barber; Secretary/Treasurer, Johnese Johnston; Ron Johnston; Gail Kapica; Steve Larsen and Darlene Tuohy. Each volunteer member is elected to a three-year term and serves solely for the betterment of the Association.

Your Association consists of 1,048 townhomes, approximately 360 acres of Limited Common Property and annual assessment of \$840, unchanged from 2016.

In 2017, two major infrastructure improvement projects were completed. In Drake Courts: Contract removal of the Cora Circle tennis courts including groundwork, new concrete retaining wall, expanded office parking & new sidewalk. The project also included ravine restoration and drainage improvements to alleviate severe street runoff erosion behind 100-102 Clubhouse Dr. Total cost for the projects was \$72,817.

The annual financial review was conducted by independent accounting firm McFall & Associates. Revenue was \$901,968 with expenses totaling \$797,846. Overall revenue exceeded expenses by \$104,122. Your Association currently holds Debt of approximately \$76,000 from the purchase of 4 vehicles in 2015. Total operating reserves continued to decline, ending the year at approximately \$159,000, down from \$216,000 in 2016. The auditor recommends a 3-6-month operating reserve.

A continued upward trend in real estate values led to 136 properties being sold, compared to 114 in 2016. For the year, 14 applications for major improvements or additions to townhomes were processed, down from 19 in 2016.

Foreclosures have fallen off dramatically from the peak around 7 years ago. Just 2 new foreclosures occurred in 2017 and bad debt write-off totaled \$10,756 from 6 properties. Collection of past due accounts continues to be a challenge. 2017 started with a total of \$43,548 in past-due assessments for 36 properties. Aggressive steps for legal action for collections remain in place following the placement of a Lien. When a property becomes 120 days past due, the Association's attorney sends a certified letter to the deeded owner. If the owner does not make the account current, establish a payoff plan, or fails to respond, a lawsuit is filed. This resulted in bad debt recovery of

## LOOKING FOR A MEETING ROOM TO RENT?

**We have just the place for your next family get-together, baby shower, birthday party, anniversary celebration, card parties or other social activities.**

**Tables, chairs, restrooms and full kitchen facilities including stove, refrigerator, microwave, dishes, silverware, microwave and coffee makers. All you need to bring is food and drinks.**

**Rent for a day, a night or the whole weekend at only \$20.00 per day.**

**Contact the office with your reservations**

\$11,350 for the year. Satisfactory judgments against delinquent owners include wage and/or bank account garnishment and a downgrade to their credit. We currently have several judgments pending execution.

With the City-wide conversion to curbside sanitation service the beginning of 2017, all remaining wooden trash corrals for trash cans were removed. Any remaining corrals became the responsibility of area owners at their request. In addition to regular grounds maintenance services and these infrastructure projects, repairs were also made to cart sheds, court street lights, and signs. Tree trimming to clear roofs and remove low hanging limbs was performed in most areas. Special projects for townhouse owners were also performed with the Association providing the labor and equipment and owners paying for materials. Projects included rocking yards, repairing or replacing railings and front walkways, removing and planting bushes and shrubs, replacing landscape timbers and metal edging and French draining downspouts for erosion control. These Special projects are an 'extra' service provided as time and resources allow and, in the order, they're received. Regular grounds maintenance services are always a priority.

**If you're planning any spring planting or landscaping around your townhouse, or maintenance and repairs, be sure to contact our office first.**

*By being a good neighbor, you'll encourage others to do so as well. Let's work together to keep our courts and properties as safe and clean as possible for everyone. It'll help your property value as well.*

**DUMPSTERS ARE FOR RESIDENTS WHO LIVE ON THE STREET WHERE IT IS LOCATED.**

Please do not use the dumpsters if your street is serviced with the blue cans. Those streets with dumpsters have no other trash service so please be considerate. Trash service is provided by Republic services 800-431-1507

**Large Items**

Republic Services will pick up one large item per week (no appliances) with prior notification. Call Republic at 800-431-1507 to let them know you have a bulk item. The pickup will be scheduled for either a Monday or a Friday, depending on your location. Place the item on the curb on that day by 6 a.m. for pickup. Examples of large items are: mattresses, furniture (except large sofas and sleeper sofas – call for arranging pickup), electronics, old grills, etc. You may also call them if you have questions regarding what is considered a large item.

**Other Services**

Bella Vista Recycling Center — 400 Pinion Bluff Dr, Bella Vista 479-876-5343

Benton County Solid Waste — 5702 Brookside Rd, Bentonville 479-795-0751 Tires can be disposed of Monday through Saturday. Four passenger tires per month are allowed for no charge.



Your Townhouse Association Board of Directors and staff work hard to provide you with the best service possible. Regular Board meetings are held the third Wednesday of each month, at 9:00 A.M. at our 2 Cora Circle office in Drake Courts. If you have a question or concern, but are unable to attend a Board meeting, please give us a call, send us an email or letter and it will be reviewed by management and the Board and we will contact you. Don't forget to check out our website for the latest information. Until next time,

Bella Vista Townhouse Association  
479-855-9328 [www.bvth.com](http://www.bvth.com)