



If you have something that you would like included in a future newsletter please send it to Lesley at communicationvalhoa@gmail.com, HOA Manager, [Tony Lemberger](#), or any current [board member](#).



Complex Building Repair / Repaint Update

Your HOA Board has laid out a plan to repair and repaint all ten VAL buildings in 2023. Three contractor finalists will be interviewed in October, references contacted and hopefully a selection made so that we can present a proposal to our homeowners. If we sign a contract in 2022, we expect to lock in prices and begin the

next steps of color selection and project planning for next year.

It is likely that a homeowner assessment (amount to be determined) will be needed to cover the complete cost of repairs and painting. Any such assessment would be presented to homeowners at a special meeting for discussion and a vote.

The Board will prepare interview questions to determine the contractor they feel who will deliver the best product for the best price. But your input on this project is valued. If you click on [this link](#), you can propose questions that your Board could include in their contractor interviews. Or you can forward any thoughts or questions to any of our HOA Board members.

Stay tuned for more information!



Our landscape contractor, Terracare, will stop mowing our complex by the middle of October. In addition, our sprinkler system will be blown out at the same time in preparation for winter. If we have unusually warm weather after that time, please hand water any new plants that may have been put in this year. We'll also have a complex cleanup by Terracare after our leaves are down. More updates will be posted at our mailboxes.



Tree Trimming

Bailey Tree is providing an estimate for additional critical tree trimming on our complex. Storm damage as well as trees limbs that pose a risk to our buildings will be included in this estimate. The work will be done as soon as your Board reviews the estimate.

In addition, ***Thanks, Danny Carter!*** for the tree trimming that you, and your trusty crew of limb schleppers, were able to do to address lower limbs that need to be removed. Danny, who lives with his wife Michelle at 5915 Datura, is a certified arborist with the knowledge, skills and tools needed to do this work. This saves the HOA significant money and adds to the beauty of our mature landscaping. Danny has also arranged for the limbs he removes to be chipped and spread along the hillside along Datura that gets so little sun that we cannot grow grass. This will improve the look of the grounds and reduce water consumption!



Sewer Alert!

Two of our homeowners have experienced surprising and costly sewer issues tied into the age of our complex. While the HOA is responsible for the sewer lines in our alleys, homeowners are responsible for the sewer connection *into* those lines into the alleys. The issue experienced by the two homeowners was the deterioration of the sewer connection under their garage and then into the alley line. Repairs to that connection can run to \$10,000 or more!

We have become aware of a *potential* homeowner insurance policy rider that *some* agencies could offer. Just like the inexpensive H03 rider your Board has recommended to cover potential HOA fees associated with roof replacement costs, it is suggest that you contact your insurance agent to see if you might be able to cover this type of sewer repair.

UPCOMING EVENTS



[Come Get Outside, Get Your Pumpkins, and Have Fun!](#)

MAGIC OF THE JACK O'LANTERNS

Magic of the Jack O'Lanterns Returns to [Hudson Gardens](#) this Fall

VAL HOA Meeting

Wednesday, October 26, 2022

SAVE THE DATE!

While we cannot yet confirm with Bemis Library that the large community room is available, we would like to hold the 2022 Annual HOA Meeting on **Thursday, December 8th**. It is at that time we review accomplishments for 2022, goals & objectives for 2023 and vote on the proposed budget for 2023. We plan to do a hybrid meeting to allow for a Zoom connection, you need it. But hopefully we'll see you in person!



Visit our website

Looking for detailed VAL HOA information? Visit the website at valhoa.org. Here you will find board meeting agendas, minutes, rules and regulations for the complex, ACC and Landscape Committee processes forms, and much more!

2022 Village at Littleton Board of Directors

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