

HSVTHA Newsletter

1 Perralena Lane
Hot Spring Village, AR 71909

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March 2019



HSVTHA Board of Directors

Richard Smith—President
Julianne Henderson—Vice Pres.
Sandra Smith—Treasurer
Joan Smith—Secretary
Charles Derryberry—Director
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Larry Draeger—Director
O.J. Miles—Director
Larry Patrick—Director

HSVTHA Contacts

Gayle Annis Administrative Assist.
Melissa Speers Administrative Assist.

Fee Payments Contacts

Renee Carr
Best Management Co., LLC
501-224-4840

Office Hours: Monday - Thursday,
8:00 a.m. to 12:00 noon. For an
appointment, call 501-922-1375
or e-mail hsv.tha@sbcglobal.net.



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FROM THE PRESIDENT

There have been some improvements despite the wet and cold weather we have experienced so far this year. With the help of Mr. Dennis King, Finance Committee Chairman, and Mr. Gary Smith, Chairman of the Standards, Control and Capital Improvement Committee (SC&C), we have met with residents of Coronado and Madrid Courts. These meetings were to get direction on the projects they would like to see happen in their court as monies are available.

I feel that since the funds belong to each individual court, the residents should be involved in this process to upgrade the general appearance of their court. Of course, SAFETY issues will always be the first priority.

If residents have any issues they would like looked at in their court, please call the office and we will try to help solve the problem. Remember that there is never a need to get angry with the ladies in the office. I want to thank Gayle and Melissa for all of the hard work they do under sometimes adverse conditions. Finally, on a personal note I wish to thank Mr. Dennis King and Mr. Gary Smith for taking care of the many problems that have arisen since I had knee replacement surgery.

Richard Smith, President



PROTECTING PROPERTY VALUES

In order to protect townhouse investments and property values, the HSV Townhouse Association has in place procedures to maintain exterior appearances in the Association. These standards apply to all townhouse courts in the Association. It is the responsibility of the Standards, Control and Capital Improvements Committee (SC&C) to enforce these procedures. Each court has at least one (1) court representative to the SC&C.

(Continued)

(Cont. Protecting)

When situations occur that appear to be in violation of these standards, the owner is notified of an infraction.

Townhouse owners are responsible for correcting infractions to the rules. The owner shall respond upon receipt of the written notification of an infraction from the THA office. Owners have 30 days to correct the infraction and notify the THA office that the correction has been completed. If not corrected, a "Penalty" assessment will be levied to the specific owner.

If the townhouse owner has any questions as to their procedure or violation of same, they are requested to contact the court representative and/or the THA office (501-922-1375).

Such violations include (but are not limited to):

Pets - Pets are to be on leashes at all times when outdoors; however, leaving pets chained outside for extended periods is prohibited. It is the responsibility of the animal owners to clean up after their pets regardless of where they are being walked in the court.

Charcoal Grills - Charcoal grills are not recommended on wooden decks. (Ashes and/or charcoal are a fire hazard.) Propane or electric grills are allowed.

Parking - Parking anywhere but on pads or driveways is prohibited within the courts. Vehicles parked in townhouse courts must have a current license, HSVPOA stickers or passes and be drivable.

Parking of Boats, Trailers, Commercial Vehicles - They must fit into one (1) of the parking spaces of that townhouse. Parking is allowed for 72 hours only. Habitual parking is prohibited.

Storage Around Townhouses - No trash, junk, debris or miscellaneous items shall be stored or left in view of the general public and of the adjoining lots. Porches, decks, patios, parking pads are to be kept free from clutter and debris.

Lawn Maintenance - Contact your court rep and/or the THA office if you have questions regarding the responsibilities of the lawn maintenance contractors or the scheduling of same.

This information can also be found online in the *HSVTHA Rules and Regulations*.
www.hsvtha.com (Governing Documents)

SC&C CHAIRMAN'S REPORT

Reports are that the Infraction Process is working. The letters being sent to the townhouse owner(s) outline the infraction and allow 30 days for the infraction to be resolved. If the infraction is not resolved within the time period, a \$100.00 per month penalty is imposed until the infraction is resolved. It is the responsibility of the townhouse owner to notify the THA office that the infraction has been resolved.

The number of infractions have decreased over the past 12 months. The work of Dick Smith, (THA Board President) and the individual court reps has resulted in the decrease.

Gary Smith, Chairman



VOLUNTEERS NEEDED

The SC&C Committee is asking for a Court Representative for Halcon Place in Madrid Courts and representatives for Desoto and Guadalajara Courts. Court representatives provide a valuable service to the Townhouse Association regarding the protection of property values along with maintaining a welcoming and friendly atmosphere.

Please consider volunteering. Contact the THA office for more information. Call 501-922-1375 or e-mail hsv.tha@sbcglobal.net

DEFINING YOU IN "ASSOCIATION"

All owners comprise the HSV Townhouse Association. The definition of the word association, per Webster's Dictionary is, *"an organization of people having a common purpose."* Other words in our title call forth mental pictures of buildings, streets, yards, businesses, recreational facilities – very important things, but what about the people. In order to have a place to live and enjoy you can't leave out the PEOPLE. A society. An Association calls for people.

The HSVTHA cannot be the best, the most, unless YOU are willing to ASSOCIATE. When you decided to become a member of the ASSOCIATION, YOU agreed to carry out certain and specific duties.

1. Read and understand the Governing Rules and Regulations.
2. Be responsible for all the maintenance of your personal property, and always thoughtful of the wants and needs of your neighbors. We are close here.
3. Acquaint yourself with the workings of the Board of Directors and the committee structure that tries to make and keep every court a sight to be proud of.
4. Consider your life experiences, your talents, and the knowledge you have developed. Then decide how YOU can best volunteer your services to make this ASSOCIATION work better for all of us.

COURT REPRESENTATIVE LISTING

Pat Shade	501-915-3281	Arista
Rich Zavrel	501-922-6406	Balboa
Jean Roberts	501-922-3146	Castellon
Sandra Charlton	262-442-7092	Coronado
Suellen Wiggins	501-226-3053	Coronado
Bobbie Wilson	501-922-3357	Coronado
R. K. Sanders	903-908-0783	Cortez
<i>Position Available</i>		Desoto
Keith Abram	352-220-0999	Guadalajara
Dianna Higgins	501-551-6073	La Coruna
Sam Arant	501-204 4446	Lanza
Teresa Arant	501-204 4446	Lanza
Skip Brown	602-677-7230	Madrid #1
Russ Bartels	319-360-4531	Madrid #2
Lindy Watts	501-226-5210	Madrid #3
<i>Position Available</i>		Madrid #4
Skip Brown	602-677-7230	Madrid #5
Jeannette Slattery	501-922-3954	Magellan
Joyce Benning	501-941-8758	Majorca #2
Gary Smith	501-915-0703	Majorca #4
Robert Downey	501-226-5937	Majorca #4
Cheryl Boehmke	501-204-4670	Segovia
Janet Peterson	501-915-8874	Valencia
Sandy Corzatt	501-915-9351	Villa Alegre
Gloria Alford	501-922-0955	Villa Alegre

GUTTERS AND/OR ROOFS



In the last months of 2018 and the beginning of 2019, the Village experienced very windy and rainy weather conditions. This caused many gutters and roofs, not only in the Townhouse Association courts, but all over the Village, to

fill up with leaves, weeds, pine needles, etc.

Spring is an opportunity to clean off all those roofs and clean out all the gutters. Driving around throughout the Village provides ample proof of this need. Taking action will extend the life of the roofs and protect the property value of your townhouse.

THA OWNERS' PRIDE

The majority of HSV Townhouse owners are proud and responsible owners. Testimony to this is the fact that in 2018 there were 130 painting, roofing, landscaping, and building applications submitted and approved by the Association. As of March 15, 2019 there have been 43 applications submitted. It's going to be another "sprucing up" year.

The THA Association welcomed approximately 106 new owners in 2018 and 13 new homeowners in January and February, alone, of 2019. These two issues can be read as positive results of all owners taking ownership in protecting property values.



AD HOC COLLECTIONS COMMITTEE

The current delinquency of townhouse assessments (30 – 90 days) is in very good shape thanks to the efforts of the THA office staff. The Aged and Large Balance Delinquencies are beginning to show results. In the past, attorney letters were sent and liens were placed on several Townhouse Association properties. The next step in this process was to send another attorney letter advising the townhouse owner of possible, additional legal action (Judgement), if the delinquent monies were not paid in full, or arrangements to pay (Payment Arrangements) were not made and kept on a current basis.

The addition of a Judgment vs. the Townhouse Owner will not allow transfer of ownership, unless the amount of delinquency, including legal costs, is paid in full (PIF.)

The second phase has created much activity on the part of the delinquent townhouse owners. The hiring of Best Association Management Company has clearly been a positive step in the reporting of delinquent balances.

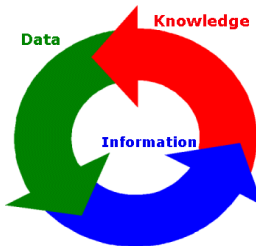
Gary Smith, Chairman

INFORMATION FORMS

Attached at the end of this Newsletter are two forms that you can complete and return to the THA office, if applicable. The first is an automatic bank draft request (ACH).

The second is an Owners' Information Form. If there have been any changes in your contact information recently, it is to your benefit to keep the THA updated.

1 Perrralena Lane
Hot Springs Village, AR 71909



POA CONTACT INFORMATION

General Information (501-922-5556) (incl. streets)
Public Works Dept. (501-922-5524) water and sewer (not incl. trash)
Animal Control (501-922-6547)
Police Non-Emergency (501-922-0011)

STREET LIGHT OUTAGES

Resident in Garland County should call Entergy (1-800-968-8243) for streetlights. You will have to provide the number on the street light, which can be found on the lower half of the light pole. The number begins with the letters SL.

In Saline County, contact First Electric (800-827-3322) for street lights. These lights have a 6-digit number with the letter "A". Ex. XXXXXX A

HOME IMPROVEMENTS CONTRACTOR INFORMATION

In the first two and a half months of 2019 there were at least 22 roofing applications submitted to the THA. Roofing applications are required for approval and POA permitting before installation.

Re-roofing applications are available at the THA office between the hours of 8:00 AM and 12:00 noon, Monday through Thursday. Applications must be submitted to the THA office. The HSVTHA Standards & Controls Court Representative must approve any roofing materials before work begins.

In addition, the HSV Property Owners Association (POA) requires a permit, for a nominal fee, to install roofing. The POA will not issue a permit if it has not received an approved roofing application from the THA. If possible, it is best that owners who share the same structural unit roof at the same time, when applicable.

When the POA permit is issued, it must be displayed at the work site until the project is finished. Also, any advertising signs must be removed within 15 (fifteen) days after the roof is finished.

Each townhouse area has set up its own color selection committee to recommend color choices for that court. Roofing samples are available at the THA office. The THA has on file a list of roofers who have worked with other owners and have followed established policy with no complaints being received.

If a different color/brand is chosen, the owner must have a signed consent form from all owners of that structure. Any changes in color/brand must be approved by the HSVTHA Standards & Controls Committee Court Representative prior to work being done.

The HSVTHA Board of Directors trusts this clarification of roofing policy will be helpful, going forward, to assure a healthy working relationship with all roofing companies that work in Hot Springs Village.

Please contact the HSVTHA office with any questions or concerns.



OFFICE HOURS

The HSVTHA office is open Monday through Thursday between the hours of 8:00 a.m. and 12:00 noon. However, you may call for an appointment outside of those hours, if needed; 501-922-1375. Or you may e-mail the office at hsv.tha@sbcglobal.net.

We are happy to meet with you or speak with you regarding any questions or concerns you might have.

TRASH TALKING

Let's Make This A Sweet Smelling Spring & Summer

The Townhouse Association continually would like to remind owners of the importance of trash disposal. Unsightly trash disposal is something none of us wants to look at. It's imperative that owners & renters adhere to the HSVTHA rules and regulations concerning the disposal of trash, household items, construction debris and yard debris. Failure to follow the procedures listed below ultimately costs you the owner, as the Association has to spend time, money and resources to address these problems!

1. All trash **MUST** be secured in plastic bags before placing the trash in the trash cans for your unit. The THA sanitation company picks up trash. For safety purposes they cannot handle loose, unbagged garbage.
2. All trash can lids **MUST** be securely fastened at all times to prevent wildlife from accessing the trash and spreading it all around.
3. **NEVER** put loose trash in the trash bin.



4. **DO NOT** put building materials, appliances, furniture, yard debris or other large items in or around the trash bin enclosure, as these require special pick-up. Please call the POA @ 501-922-5524 for a special pick up of these items.

If you have property that is on a rental program, please stress to your property management company the importance of following these regulations.

Also, remember owners/renters/property managers are responsible for keeping their trash bin picked up. So let's work together to keep our courts looking great and smelling sweet!

IT'S THE LAW

Garland & Saline County Leash Laws

We would like to remind owners it is their responsibility to pick up after their pets when taking them outside and pets must be on leashes when outside at all times, everywhere in the Village. This has become a growing problem in some of our courts. However, pets cannot be left chained outside for extended periods of time. Besides the leash law, Garland and Saline Counties have a noise ordinance which includes pets.

So please be a responsible pet owner and considerate of the other owners in your court.

ATTENTION

THA PARKING POLICY

As summer draws near, problems concerning the parking in our courts increase. If you have your townhouse on a rental program, remind your property management company and/or renters of the policy concerning parking within the Association's courts.

Each townhouse has the use of two (2) parking spaces directly in front of or adjacent to his/her townhouse. If two (2) spaces are not available, as in some cases where there is insufficient parking spaces in front of the townhouse, overflow parking areas may be utilized. Parking off parking pads or driveways is prohibited within the courts!

Habitually parking trailers, campers, boats, motor homes and commercial vehicles is also prohibited in the courts. POA policy limits the parking to 72 hours.

Within that time frame, that they must fit into one (1) of the parking spaces for that townhouse and cannot block the roadway. If they are too large for a parking space, then the owner/renter must make other arrangements for parking outside of the court.



THANK YOU





FREQUENTLY ASKED QUESTIONS

1. When I buy a townhouse do I own any of the land around the townhouse?

Yes, you own the property within the platted property lines. A copy of the plat map may be obtained at the POA Public Works Department office at 895 Desoto Boulevard.

2. Are townhouses and condos insured the same?

No. When you buy a townhouse you are responsible for repairs and maintenance of the inside and outside of the dwelling. Townhouses should be insured just like a free standing house would be, with the exception of the common wall.

3. Can I add onto my townhouse

Yes, providing the addition doesn't extend past the platted lines for that townhouse and a building application has been submitted to the HSVTHA. The addition must be approved by the HSVTHA Architectural Review Committee (ARC) and the HSVPOA Architectural Control Committee (ACC). Depending on the type of addition, approval from the adjoining owners may be required before the application will be considered.

4. Can I paint or roof my townhouse any color I want?

In 2001 the HSVTHA Board of Directors approved the roofing and painting guidelines submitted by the HSVTHA Standards, Control and Capital Improvement Committee. These guidelines require all townhouses in a section to have the same roof and paint colors. Approved paint and roofing colors can be seen at the Association office.

Paint and Roofing applications must be approved through the Association office before work can begin.

5. What if I want to roof or paint a different color than what is approved?

In some courts all the townhouses are painted and roofed the same colors. In these courts townhouse owners are not allowed to change the colors.

In the other courts where there is no consistent color throughout the court, all the owners in a particular section can get together and decide on a color and submit an application to the Association for approval.

6. When are assessments due?

Assessments are due on the 1st day of each month. Coupons are sent to townhouse owners at the end of each year for the following year to only those who pay by check. Owners can pay by check, bank draft or on-line checks. Payments in arrears over 30 days will receive a collections notice.

7. What do the HSV Townhouse Association monthly assessments cover?

> Direct Court Expenses of General Lawn Care – mowing, weed-eating, blowing, trimming of shrubs, and watering of the grounds.

> Direct Court Expenses of Grounds Maintenance Care – fertilizing grass areas, weed control, tree cutting and trimming, refurbishing gravel areas, re-seeding grass areas, etc.

> Direct Court Expenses of the Maintenance of Capital Items – trash corrals, drains, bridges, steps, water irrigation systems, etc.

> Shared expenses of the maintenance of the limited common property in that specific court, and the operating expenses for the Association to do business. Shared expenses are \$13.67 per month per townhouse as of 01-01-2013.

8. Unless I have a private driveway, how many parking spaces do I have for my townhouse?

Townhouse owners are allowed two parking spaces closest to their townhouse. However, when Cooper Communities built the townhouses some courts did not have enough parking spaces for each townhouse to have two spaces. In this case, townhouse owners may utilize "overflow" parking areas. Examples: Desoto Courts and a few townhouses in Valencia Courts. Parking spaces are not assigned.

9. May I park a boat or trailer in my parking space?

Yes, but they must be parked in one of the two parking spaces allowed for the townhouse and cannot be parked for more than 72 hours. The roadway must not be blocked. If the trailer is too large for a parking space, it may not be parked in the court. Habitual parking is prohibited.

10. Can I put up a fence?

The majority of the time the answer will be no. However, depending on the location of the townhouse, a small 3' picket type fence may be allowed within the lot lines of the townhouse, providing the other owners in that section do not object. A Building Application is required and needs to be submitted to the HSVTHA Architectural Review Committee & the HSVTHA Standards, Control, and Capital Improvement Committee for their approval.

11. Pets and Townhouses

Pets should be controlled at all times and on a leash.

Owners/Renters are responsible for picking up after their pets in ALL AREAS of a court. Gravel areas **ARE NOT "DOGGY BATHROOMS"**.

Leaving pets outside for extended periods or tied to trees, especially on common property, is prohibited.

12. If a court street light is out, who should be notified?

Contact Entergy at 1-800-968-8243, option 4, for street lights. You will have to provide the number on the street light which can be easily found on the lower half of the light. The number begins with the letters, SLN. In Saline County, call First Electricity at 501-922-6949.

13. Who is responsible for trimming or cutting down trees?

The THA, if the tree is located on LCP and is dead; the owner of the townhouse, if it is located on their platted lot. A Tree Cutting Application is required.

14. Who takes care of trash?

Sanitation service is provided by a sanitation company hired by the THA and is included in the THA monthly assessment payment. Some courts have at home pick up and a few have wooden or concrete block corrals that hold townhouse owners' trash cans.





Townhouse Association

1 Perralena Lane Hot Springs Village, AR 71909

Phone (501) 922-1375 Fax (501) 915-9347 Email Address hsv.tha@sbcglobal.net

AUTHORIZATION AGREEMENT FOR PRE-AUTHORIZED PAYMENTS

ACH Debits-Bank Draft - For payment of Monthly Assessments

Payments Will Be Drawn on Your Account between the 4th and 6th of each month

I/(We) do hereby authorize the above-named company, hereinafter referred to as the Originator, to initiate debit entries to the account indicated below, and to initiate corrective reversal entries (credits) to the account indicated below in the event any debit entries are originated in error.

Name of Bank: _____

Location of Bank: City _____ State _____ Zip _____

Transit/Routing Number: _____ (nine digits)

Account Number: _____

Month to Start Draft _____ Checking Account _____ Savings Account _____

This authorization will remain in effect until the Originator has received my/our written notification of its termination in such time and in such manner as to afford the Originator a reasonable opportunity to act upon it.

NAME: _____

(Please print)

ADDRESS: _____

EMAIL: _____

PHONE: _____ DATE: _____ SIGNED: _____

Townhouse Address

Unit#

Assessment

Property Location				Per Month
Property Location				Per Month
Property Location				Per Month
Property Location				Per Month
Property Location				Per Month

AFFIX VOIDED OR CANCELED CHECK BELOW

HSV TOWNHOUSE ASSOCIATION

1 Perralena Lane Hot Springs Village, AR 71909

Phone (501) 922-1375 Fax (501) 915-9347 Email Address hsv.tha@sbcglobal.net

OWNER'S INFORMATION FORM

PLEASE FILL OUT AND RETURN TO THE TOWNHOUSE OFFICE

DATE: _____

1. Townhouse Address: _____

Lot: _____ Block: _____ Court: _____

Owner's name: _____

Mailing address: _____

If PO Box, street address: _____

City: _____ State _____ Zip Code _____

Tele Home: (____) _____ Tele Office: (____) _____

Tele Cell #1: (____) _____ Office Fax: (____) _____

Tele Cell #2: (____) _____

Email address: _____

2. Is the unit a Rental Property?: Yes No If yes, Long Term or "Nightly"

Name and Phone Number of Property Manager: _____

Manager: _____ Phone (____) _____

If long term rental, name and phone number of resident(s)

If the unit is not a rental, and the owner lives elsewhere, who has the emergency key?

Name: _____ Phone: _____

3. Emergency Contact: Relationship: _____

Name: _____ Phone: (____) _____

Tele Home: (____) _____ Tele Office: (____) _____

Tele Cell: (____) _____