

HSVTHA Newsletter

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FALL 2021



HSVTHA Board of Directors

Charles Derryberry—President
Dennis Simpson—Vice—President
Dennis King—Treasurer
Joan Smith—Secretary
Larry Patrick—Director
Jean Woodworth—Director
O. J. Miles—Director
A. T. Woodward—Director
William Foulk, Jr.—Director

General Manager

Kevin Meacham

HSVTHA Contacts

Gayle Annis Admin. Assist.
Melissa Speers Admin. Assist.

Fee Payments Contacts

HSVTHA
P. O. Box 22206
Little Rock, AR 72221-2206

FROM THE PRESIDENT

Charley Derryberry, President



This past year we have witnessed a number of changes. We continue to deal with doing business with changes brought about by the realities of Covid. Hopefully, most of the issues brought about by the pandemic are behind us and we are all getting accustomed to the new normal.

Also, a couple of key personnel that the THA relied upon heavily sold their townhouse and moved back to Indiana. Many of you knew and dealt with Dick Smith as both a member of the Board and later as the THA General Manager. Sandy Smith served on the Board of Directors and was serving the BOD as Treasurer. Both of these individuals will be missed greatly. I am pleased to report that a new General Manager has been hired. His name is Kevin Meacham, a young, energetic and knowledgeable individual. He has experience in the construction industry, in addition to being a licensed insurance agent. He and his family are townhouse owners in Valencia Court.



Kevin Meacham, GM

Dennis King, who previously served as Chairman of the Finance Committee has been elected to the Board of Directors and was elected Treasurer of the board, replacing Sandy Smith. We continue to seek individual townhouse owners to serve on the various committees as well as on the BOD. Anyone interested in serving your association may obtain an application at the THA offices.

Our courts are getting older and as a result more maintenance and infrastructure issues arise. At this time, no assessment increases are contemplated. We hope to avoid this issue as long as possible, however, in order to protect our home values and our quality of life, at some point this may be required.

As we wind down 2021 and prepare to face the challenges and opportunities 2022 will present, I would like to wish each of you a Merry Christmas and a Happy New Year.

2022—2024 BUDGET BALLOT

Ballots were mailed out to all townhouse owners in July for the THA Budget for 2022 through 2024. This ballot presented the monthly assessments for each court. The ballot tally results were approved by the Board of Directors. Eighty-six percent of the eligible owners selected, "Yes".

The budget will be approved by the Board of Directors at the December 17 Voting Meeting for implementation beginning January 1, 2022.

TOTAL BALLOTS RETURNED - QUORUM	556	59.9%
BALLOTS IN ARREARS	12	
TOTAL ELIGIBLE BALLOTS TO BE COUNTED	544	
Ballots with NEITHER YES nor NO SELECTED	44	8.1%
Ballots Voting NO	31	5.7%
Ballots Voting YES	469	86.2%

MAINTAIN GUTTERS AND ROOFS

In the autumn and spring you may observe that leaves and debris build up in the gutters and on the roofs. Please review the condition of the gutters and roofs of your townhouse and clean them of any debris, leaves, weeds, sticks, etc. If you plan on installing gutters, complete and submit to the THA a building application for the installation. There is also a roofing application required for roofing projects. Applications may be printed from the THA website (www.hsvtha.com) or picked up at the THA office at 1 Perralena Lane.



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2022 ASSESSMENT COUPONS

Watch your mailboxes in December for the HSV Townhouse Association monthly assessment coupons for the year 2022. If you do not receive the coupons by January 1, 2022 (and do not have your payment automatically drafted) contact the THA office. Coupons and payments should be mailed to:

HSV Townhouse Association
c/o Best Association Management Co.
P. O. Box 22206
Little Rock, AR 72221-2206

There will be an automatic bank draft request form on the reverse side of the coupon cover letter. If you would like to arrange to pay the monthly assessment by automatic bank draft, complete this form and return it with a voided blank check to Best Association Management Company, shown above, in Little Rock.

Contact the THA office at 501-922-1375 or Renee, Best Association Management, at 501-224-4840 with questions.

Check: _____	Account: 673.10 Unit MD18-S	Monthly Assessment + Sanitation
Date: _____	Hot Springs Village AR 71909	
Amount due: \$ _____		
Payment due on: 01/01/2019		
Account No. _____	MAKE CHECK PAYABLE TO:	Amount due: \$ _____
Unit No. _____	HSVTHA Madrid Court	Payment due on: 01-01-2019
Association ID: 0	PO Box 22206	
Property _____	Little Rock AR 72221-2206	
4 Dargatzis Place		
Hot Springs Village AR 71909		

NEED TO CANCEL AUTO BANK DRAFT?

If you sell your townhouse and are on automatic bank draft for your assessment payment, contact Renee at Best Management Co. at 501-224-4840 to cancel the draft. The THA office personnel are not authorized to request this process on your behalf.

Likewise, if you are changing banking information—routing number, account number, etc.—contact Best Management.

When enrolling in automatic bank draft, always include a voided blank check for security purposes.

FEE PAYMENT CONTACTS

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

CONTACT INFO CHANGE

The THA website, www.hsvtha.com, is a valuable source of information regarding the Townhouse Association. Two forms of particular interest are on the website under "Forms and Applications". The first is an automatic bank draft request (ACH). You can complete the form and return it, along with a voided, blank check, to the THA office. 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. Complete and return to:

HSV Townhouse Association
1 Perralena Lane
Hot Springs Village, AR 71909

HSVTHA EROSION IN THE COURTS

In November 2018 the HSVTHA Board of Directors Clarified the Association's stand on EROSION in the COURTS. Erosion issues continue to occur all over the Village. All are aware of how frustrating an EROSION problem can be around a Townhouse. Erosion on the owner's platted lot is the responsibility of the owner to correct. Erosion on Limited Common Property (LCP) is the responsibility of the applicable court.

Each year the SC&C representatives in the various courts, along with the President and/or General Manager, may prioritize common properties in the courts for work to be done the next year. The projects are rated in three (3) criteria: Urgent/Safety, then Needs and finally Wants. When this is done, areas are identified for larger Capital Improvements. SAFETY issues will take precedence over NEEDS and WANTS.



VOLUNTEERS?

Over the years the Association has undergone numerous changes and improvements. This is due, in a large part, to the volunteers who brought with them their visions and ideas for the future, which has enabled the Association to flourish.

Consider volunteering for the Board of Directors, Standards & Control Committee, Architectural Review Committee, Nomination & Elections Committee and Ad Hoc Committees. Applications are available at the THA office and on the website at www.hsvtha.com.

OWNERS/LANDLORDS & RENTERS

When Townhouse Association owners rent their townhouses, they are ultimately responsible for the THA Rules and Regulations and entitled to the rights of the Association. Renters are also subject to compliance and entitled to rights. It is imperative that owners/landlords provide the tenants with the appropriate rules along with the Association's governing documents.

The THA's presumed function is to keep the quality of the community high to keep the owners' property values in line with the prevailing rates.



POA General Information:.....501-922-5556
POA Public Works:.....501-922-5524
POA Planning & Inspections:501-922-5562
(includes habitual parking issues)
POA Animal Control:.....501-922-6547
HSV PD NON-EMERGENCY:.....501-922-0011
HSV FD NON-EMERGENCY:.....501-922-2210
Cortez Fire Station.....501-922-2210

A LASTING IMPACT

Gary Smith, SC&C Chairman

On behalf of the HSVTHA (employees, volunteers, contractors, etc.) and myself, I want to extend my "Thank you" to Dick & Sandy Smith for their efforts and contributions to the much-improved status of the Association.

Sandy, in taking the lead role in improving overall office procedures and accounting operations through the hiring of Best Association Management, a firm familiar with HSVTHA accounting guidelines. Also, her hands-on work with the office staff and others involved in the accounting and reporting procedures.

Dick in his position of Board President (maximum term) and later as General Manager, got the necessary work done to improve the overall appearance of all of the courts. His ability and experience in working with the contractors to get the work done was a great asset to the Association. Dick worked well with our Court Representatives to ensure their concerns were addressed. He certainly was a "hands-on" General Manager and made my job as chairman of the Standards, Control and Capital Improvements Committee (SC&C) much more attainable.

Overall office procedures in regard to reporting financials, daily activities of the staff, working with delinquent accounts, etc. are now in respectable order.

The courts have never been in better condition, both in appearance and structure, than they are now.

Dick and Sandy Smith will certainly be missed. However, with the foundation they helped set, along with the Board of Directors, committee members, volunteers, and office staff, the HSVTHA will continue to have a positive influence in Hot Springs Village.

FALLING LEAVES.....



This is the autumn of the year and the Association townhouses are experiencing falling leaves. Since the THA courts are situated in this beautiful, lush forest, it is inevitable that the leaves will fall.

You may have seen the maintenance crews with leaf blowers working in your area and half an hour later, it looks like nothing has been done. The leaves are back again! This is going to continue to happen until all the leaves have fallen. Be patient. The crews are contracted to be in the courts once a week. However, if you do see a particular concern regarding the leaf removal, call the THA office at 501-922-1375. *When autumn leaves start to fall.....*



COUNTY LEASH ORDINANCES

When outside, pets must be on a leash at all times. Owners are also reminded that it is their responsibility to pick up after their pets when taking them outside. This applies everywhere in the courts. However, pets cannot be left chained outside for extended periods of time.

Garland and Saline Counties have taken the concern of unattended dogs very seriously and have approved leash ordinances, e.g. **"QUORUM COURT OF GARLAND COUNTY, ARKANSAS THAT:**

SECTION 2—2. No owner of, custodian of, or person with authority to control a vicious dog and/or a nuisance dog shall suffer or permit such dog to go beyond the premises of said owner unless the vicious and/or nuisance dog is securely muzzled and restrained with a restraint having a minimum tensile strength of 300 pounds and not exceeding three feet in length."

SALINE COUNTY ORDINANCE NO. 2014-09 REGULATING ANIMAL CONTROL addresses the same issues.

Garland and Saline Counties also have noise ordi-



TREE TRIMMING IN THE COURTS

Crape Myrtles and other trees that might be touching a townhouse or are dead will be trimmed during the winter months when the foliage is down.

Bush/shrub trimming occurs in April, July and September in the courts. Azaleas are not trimmed until after they have finished flowering.



2021 OFFICE HOLIDAY SCHEDULE

Holiday	Date Observed	Day	THA Office
Labor Day	9/6/2021	Monday	Closed
Thanksgiving	11/25-11/26/2021	Thursday - *Friday	Closed
Christmas Eve	12/24/2021	*Friday	Closed
New Year's Eve	12/31/2021	*Friday	Closed

*The office is typically closed on Friday.

TRASH DISPOSAL PROCEDURES & REGULATIONS

The following are requirements **which must be met by every townhouse owner, tenant, property manager or rental agency.**

1. Trash routes will begin at 8:00 A.M.
2. The normal trash routes will pick up household waste.
3. Trash must be bagged even though it is put into a can.
4. Do not place loose trash in the trash can.
5. Do not place any trash on the corral floor; all must be in a trash can.
6. Due to Garland County landfill policy, household trash cannot be mixed with other items such as building materials, special pick up items or yard waste. The sanitation crew cannot take these items.
7. Special pick up items include things such as: wood, furniture, water heaters, grills, metal pieces, etc.
8. Special pick up collection is by request only. **Do not leave special pick up items in communal corrals.** If you have a special pick up request, call the POA Public Works Dept. to schedule it for a nominal fee which is added to your POA Utility Bill; 501-922-5524.
9. Do not put liquid paint in trash. If you have **liquid paint, take lid off paint can and mix kitty litter with it until it becomes a solid.** When it becomes a solid, you can take it out to your trash can and sit it beside the trash can with the lid off so the waste haulers can see that it is a solid. It will then be picked up.

Owners, Tenants, Property Managers who use the community trash corral are responsible for disposing their trash in a neat and orderly manner.

REMEMBER: - Loose trash can be strewn around by wildlife which can create an unsightly and unhealthy situation.

The THA has trapped and relocated 17 of these "cute" little creatures in La Coruna and Desoto Courts, alone, this fall.



Once a raccoon finds a food source, it becomes the animal's regular food trail and it is very difficult to dissuade them. A wise thing to do is bring bird feeders in overnight and put them out again during daylight hours.

HSVTHA WEEKLY TRASH PICK-UP DAYS BY COURT

	<u>MONDAY</u>		<u>TUESDAY</u>		<u>THURSDAY</u>		<u>FRIDAY</u>
2/Wk	Desoto	2/Wk	Cortez	2/Wk	Desoto	2/Wk	Cortez
2/Wk	Valencia	2/Wk	Madrid	2/Wk	Valencia	2/Wk	Madrid
2/Wk	Coronado	2/Wk	Guadalajara	2/Wk	Coronado	2/Wk	Guadalajara
1/Wk	Majorca 4	2/Wk	La Coruna	1/Wk	Lanza	2/Wk	La Coruna
1/Wk	Majorca 2	1/Wk	Segovia	1/Wk	Balboa Cove	1/Wk	Villa Alegre
		1/Wk	Castellon	1/Wk	Magellan		
				1/Wk	Arista		

SANITATION HOLIDAY SCHEDULE 2021

Thursday, November 25 – Thanksgiving Day

Thursday's route on Wednesday

Monday's, Tuesday's, Friday's routes - no change

Friday, December 24– Christmas

Friday's route on Thursday; Thursday's route on Wednesday; Monday and Tuesday- no change

Friday, January 31- New Year's Eve

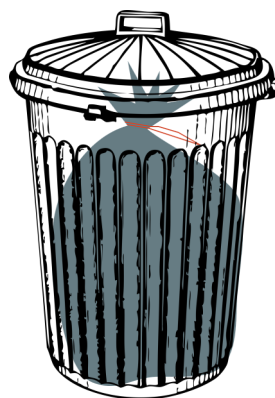
Friday's route on Thursday; Thursday's route on Wednesday; Monday and Tuesday no change



SANITATION HOLIDAY SCHEDULE 2022

Superior Sanitation company schedules pick-ups during a holiday week according to the **Garland County Sanitation** holiday schedule. The complete **2022 HSVTHA holiday schedule** will be posted on the THA website at a later date, once Garland County posts its holiday schedule.

YES



NO



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 HSV Property Owners (POA) Public Works Department.

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. May 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 and the HSVPOA Architectural Control Committee. Depending on the type of addition, approval from the adjoining owners may be required before the application will be considered.

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

No. In 2001 the HSVTHA Board of Directors approved the roofing and painting guidelines submitted by the HSVTHA Standards, Control and Capital Improvement Committee (SC&C). 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 by 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, owners in a 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. After 60 days a lien may be placed.

7. What is Limited Common Property?

Limited Common Property (LCP) means all real property and appurtenances owned by the Townhouse Association for the common use and enjoyment of the members of the Association, tenants and their guests.

8. 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, erosion control, 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.

9. 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.

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

No, not on a regular basis, there is a 72 hour limit. They must be parked in one of the two parking spaces allowed for the townhouse. If the trailer is too large for a parking space, it may not be parked in the court.

11. May 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.

12. 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. Garland and Saline Counties enforce leash laws and noise ordinances.

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

Contact the POA Public Works Dept. at 501-922-5524. In Garland Co., if possible, 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, SL.

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

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

15. Are barbecue grills allowed?

Charcoal grills should not be used on wooden decks. (Ashes and/or charcoal are a fire hazard.) Propane or electric grills are allowed.

16. What about fire pits?

All fire pits must be registered at the Cortez Fire Station at 110 Cortez Road, phone number 501-922-2210. A permit must be obtained.

18. What about Trash Disposal?

All trash **must be secured in plastic bags. DO NOT** put loose trash in the can nor corral. **No exceptions!** Trash corral debris is normal house hold waste only! Items such as furniture, appliances, construction materials, etc. should not be put into the corral. Call the POA Public Works Dept. at 501-922-5524 to schedule a special pick-up for a nominal fee.