

HSVTHA Newsletter

1 Perralena Lane
Hot Spring Village, AR 71909

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Fax: (501) 915-9347
www.hsvtha.com **December 2023**



HSVTHA Board of Directors

Charley Derryberry—President
Dennis Simpson—Vice Pres.
O. J. Miles—Treasurer
Joan Smith—Secretary
Dalya Crabtree—Director
Virginia Pinkley—Director
Bill Foulk—Director
Todd Woodward—Director
Diana Gilbert—Director

HSVTHA Contacts

Gayle Annis Administrative Assist.
Melissa Speers Administrative Assist.

Fee Payments Contacts

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

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



Leaves, leaves, and more leaves. We are in that time of year when the leaves have fallen and continue to fall. That is a fact of nature. We live in a forest and chose to do so. Leaves are the natural result. The landscape contractors are doing their best, however it is a herculean task. Rain makes it even more difficult. Wet leaves are more difficult to move than are dry leaves. Some courts have elected to pay the additional cost for weekly or bi-weekly leaf removal. Others have chosen not to do this. Fortunately, most of the leaves have fallen. There will be more, especially when we have winds, though. Some won't fall until next spring when the trees start to bud.

In the last newsletter, I touched briefly on our aging infrastructure. The only method of taking care of this is to prioritize starting with the most urgent. Generally, these will be safety issues, then other needs, and finally, wants. Each court has a budget for each year of the 3-year budget period. Court reps, those individuals that have volunteered to serve on the Standards and Controls Committee, should familiarize themselves with the court budget and expenses. All financials are available on the THA website. When a need in a court arises, the court rep, in consultation with the other owners should determine what needs to be done to correct the issue, securing competitive bids through reputable contractors. A majority of the owners must approve in writing. This proposed plan and bids would then be submitted to the THA Office where it will be reviewed by the General Manager, the Chairman of the Standards and Controls Committee and the THA Board Treasurer. The General Manager, Kevin Meacham stands ready to assist in recommending repair and replacement methods and provide the names of contractors who might want to bid on the job. Depending on the cost and other factors, Board of Directors approval may be necessary.

Finally, it is the responsibility of the board to ensure the financial health of the association. For years, all of the funds were kept together in essentially one bank

account. Since the FDIC only provides coverage up to \$250,000 in a single account, our interim treasurer got with our bank, Regions, and through one of their departments, came up with a method whereby the THA funds, over and above normal operating expenses, would be invested in interest bearing accounts that will be protected by the FDIC. In the event of an emergency, funds can be withdrawn prior to maturity with minimal penalty.

Since this newsletter will be reaching you in December, I would like to take this opportunity to wish you all a Very Merry Christmas and a Happy New Year from myself, the other members of the Board of Directors and staff of the HSV Townhouse Association.

Charles Derryberry, Pres. HSVTHA



PROGRESS

- > Treated new wood bridge in Castellon.
- > Rotted wood planter and debris removed from Desoto. (Not used by anyone and on limited common property – not replaced.)
- > Drainage issue resolved in Desoto.
- > Bridges, handrails and bench painted in Castellon.
- > Sidewalks repaired in Madrid and Valencia.
- > Safety strip added to stairs in Coronado leading to fitness center.
- > Bridges and handrails painted in Coronado and new handrail added.
- > New pump installed in Lake Coronado.
- > Trash corrals and gates repaired in Madrid and Segovia.
- > Sidewalks repaired in La Coruna.
- > Office front ramp and steps striped and painted with grit texture.
- > Roadway/Parking pad repaired in Cortez by POA- hole was there for over 2 years
- > Major break in main water line repaired Majorca.
- > New lawn contractor in place in Majorca to replace previous contractor.
- > Lighting and electrical problems being repaired in Castellon Courts.
- > Mailboxes in Segovia courts repaired and re-installed.

Kevin Meacham, GM HSVTHA

THA AD HOC COLLECTIONS COMMITTEE

Despite the cost of living being at an all time high, Collections continue to be in a very satisfactory condition!

The 30—90 day delinquency of the HSV Townhouse Association assessment fees is in the best shape that it has been for a number of years. Thanks in a large part to the THA office staff, the delinquencies have been reduced from more than \$90,000 to less than \$15,000.

The results of attorney actions, liens, judgments, and payment plans have also contributed to the reduced long-term delinquency.

AUTUMN MAINTENANCE UPDATE

All watering in the courts was stopped for the season on October 15, 2022.

You may see the maintenance crews with leaf blowers working in your area and minutes later, it looks like they had not been there. The leaves are falling behind them all the time they are blowing them! This is going to continue to happen



until all the leaves have fallen. If you do see a particular concern, notify the THA office.

Castellon, Coronado Guadalajara, and Madrid Courts, only, have opted to budget for complete leaf removal. After the leaves have stopped falling the maintenance company brings in large trucks to haul off the accumulated piles of leaves.

The tree trimming crew will move through the courts after the leaves have dropped to trim dead limbs and limbs touching townhouses. Otherwise, if a tree is healthy, the THA will not cut it. Owners may have trees cut at owner expense. A tree-cutting application is required.

The layer of pine needles on roofs traps moisture, which can cause direct damage to your roof and encourages the growth of moss or mold. The thicket of pine needles that forms prevents moisture from escaping, forcing it to linger on your roof. Owners should have roofs and gutters cleaned as needed on a regular basis.

Trimming in the courts begins in the spring as weather permits. Azaleas are not trimmed until after they have finished flowering. Bush/shrub trimming occurs in April, July and September in the courts. Crape Myrtles are trimmed in the winter months.



SC&CIC

Steve Pinkley	318-453-0414	Arista
Rich Zavrel	612-508-5586	Balboa
Jean Roberts	318-860-4654	Castellon
Bobbie Wilson	501-922-3357	Coronado
Myra Sanders	903-276-2150	Cortez
Melanie Clark	715-551-0399	Desoto
Position Available		Guadalajara
Brian Parkinson	501-209-9718	La Coruna
Bob Timme	817-371-9035	Lanza
Caron Timme	817-863-3869	Lanza
Position Available		Madrid #1
Robert Delong	501-915-9765	Madrid #2
Position Available		Madrid #3
Russ Bartels	319-360-4561	Madrid #4
Sally Jelinek	501-922-8017	Magellan
Joyce Benning	501-941-8758	Majorca #2
Jean Woodworth	501-209-5175	Majorca #2
Gary Smith	501-915-0703	Majorca #4
Robert Downey	501-226-5937	Majorca #4
Catherine Brow	501-276-9845	Segovia
Cheryl Boehmke	608 617-0855	Segovia
David Anderson	501-204-4911	Valencia
Gloria Alford	501-922-0955	Villa Alegre
Shirley Reeves	870-421-9369	Villa Alegre

SC&CIC INFRACTIONS



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. 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 is required to 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 circumstances prevent the correction from being done in that time frame, the owner must keep the THA office informed of the progress. If not corrected, and no response, a Penalty assessment of \$100 a month 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).



THA Board meeting on December 6, 2022



2023 ASSOCIATION BOARD MEETING SCHEDULE

Meeting Type	Date	Day	Time
Working	1/10/2023	Tuesday	9:30 am
Monthly	1/20/2023	Friday	9:30 am
Working	3/7/2023	Tuesday	9:30 am
Monthly	3/17/2023	Friday	9:30 am
Working	5/2/2023	Tuesday	9:30 am
Monthly/Annual	5/12/2023	Friday	9:30 am
*Working	7/11/2023	Tuesday	9:30 am
Monthly	7/21/2023	Friday	9:30 am
*Working	9/12/2023	Tuesday	9:30 am
Monthly	9/22/2023	Friday	9:30 am
Working	11/7/2023	Tuesday	9:30 am
Monthly	11/17/2023	Friday	9:30 am
Working	12/5/2023	Tuesday	9:30 am
Monthly	12/15/2023	Friday	9:30 am

2023 OFFICE HOLIDAY SCHEDULE

Holiday	Date Observed	Day	THA Office
*Good Friday	4/7/2023	*Friday	Closed
THA Annual Meeting	5/12/2023	Friday	Open for Meeting
Memorial Day	5/29/2023	Monday	Closed
July 4th	7/4/2023	Tuesday	Closed
Labor Day	9/4/2023	Monday	Closed
Thanksgiving	11/23 & 11/24/2023	Thursday - *Friday	Closed
Christmas & New Years	12/25/2023-1/2/2024	Monday-Tuesday	Closed

*The office is closed on Fridays., but opened for THA meetings.

2023 ASSESSMENT COUPONS

Watch your mailboxes in December for the HSV Townhouse Association monthly assessment coupons for the year 2023. If you do not receive the coupons by January 1, 2023 (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.

If you have arranged to have your bank send a paper check to Best Management, you will receive the coupons, but you may discard them.



Contact the THA office at 501-922-1375 or

Check: _____	Account: 673.10 Unit: MD18-5	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 Daganza Place		
Hot Springs Village AR 71909		



Castellon Courts—new railing installed for safety purposes.



Lanza Courts sign—repaired and repainted.

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 only.
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 bagged and 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 THE TRASH CONTAINER OR CORRAL!** If you have liquid paint, take lid the off the 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. If animals do make a mess, please be a good citizen and pick it up.

HSVTHA WEEKLY TRASH PICK-UP DAYS

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

TRASH PICK-UP SCHEDULE

Sunday, January 1—New Year's Day (Observed Monday, January 2)—

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

Monday, January 16—Martin Luther King's Birthday — Monday's route on Tuesday; Tuesday's route on Wednesday; Thursday & Friday no change

Monday, February 20—George Washington's Birthday — Monday's route on Tuesday; Tuesday's route on Wednesday; Thursday & Friday no change

Monday, May 29 — Memorial Day — Monday's route on Tuesday; Tuesday's route on Wednesday; Thursday & Friday no change

Tuesday, July 4 —Independence Day — Monday no change; Tuesday's route on Wednesday; Thursday & Friday no change.

Monday, September 4 — Labor Day —

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

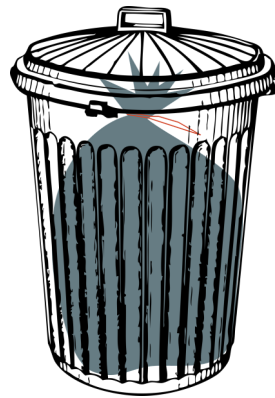
Saturday, November 11- Veteran's Day (Observed Friday, November 10) — Monday & Tuesday routes no change; Thursday's route on Wednesday; Friday's route on Thursday

Thursday, November 23—Thanksgiving Day— Monday & Tuesday routes no change; Thursday's route on Wednesday; Friday no change.

Monday, December 25—Christmas Day — Monday's route on Tuesday; Tuesday's route on Wednesday; Thursday & Friday no change.

Monday, January 1, 2024 — New Year's Day — Monday's route on Tuesday; Tuesday's route on Wednesday; Thursday & Friday no change.

NOTE — Wednesday is the make up day when there is a holiday.





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 POA Public Works Dept. Because the land was not surveyed at the time of construction, there may be some variations. Questions need to be resolved by the Association's Board of Directors at the time of inquiry.

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 does not 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 (THA ARC) and the HSVPOA Architectural Control Committee (POA ACC). 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 Townhouse 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 other courts where there is no consistent color throughout the court, owners in a section can get together, decide on a color, and submit an application to the Townhouse 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.

Owners can pay by check, automatic bank draft or bank on-line checks. (The POA requires a separate auto draft.)

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, re-furbishing gravel areas, re-seeding grass areas, erosion control, etc.

Direct Court Expenses of the Maintenance of capital items – trash corrals, drains, bridges, public 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 Townhouse Association to do business. Shared expenses are \$16.67 per month per townhouse.

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.

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. Habitual parking is prohibited.

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. What about Trash Disposal?

DO NOT PUT LOOSE TRASH IN THE TRASH CAN OR ON THE CORRAL FLOOR!! All trash must be secured in plastic bags, **No Exceptions.**

All boxes are to be cut down or flattened out and should fit in a trash can.

Trash corral debris is normal household waste only, not lawn debris, such as grass, leaves, twigs and limbs.

Other items, such as furniture or construction materials, should NOT be put in the corral, as it will not be picked up. Please call the POA Public Works Dept. at 501-922-5524 to make arrangements and get rates for a special pick up of these items.

13. Trash for Nightly & Long-Term Rentals.

The Association requests housekeeping people and renters must be informed of the trash procedures.

14. 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 BATH-ROOMS"**.

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

15. If a court streetlight is out, who should be notified?

Contact the POA Public Works Department at 501-922-5524.

16. 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.

17. 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.

18. 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.



Townhouse Association

1 Perralena Lane Hot Springs Village, AR 71909
Phone (501) 922-1375 Fax (501) 915-9347
Email Address hsv.tha@sbcglobal.net Website: www.hsvtha.com

HELPFUL INFORMATION

The following items and/or applications along with their instructions and/or procedures, if applicable, can be picked up at the THA office or accessed on the THA website – www.hsvtha.com:

- HSVPOA Original Declaration
- HSVTHA Articles of Incorporation
- HSVTHA Supplemental Declaration
- HSVTHA By-Laws
- THA Meeting & Holiday Schedule
- Application to Serve on the Board of Directors
- Application to Serve on Committees
- Application for Permit to Make Alteration and/or Additions to Existing Property and Neighbor Consent Form
- Application for Re-Painting or Vinyl Siding
- Application for Re-Roofing
- Landscaping Application on Limited Common Property
- Live Tree/Brush Cutting Application
- Townhouse Community Center Rental Agreement

Our Office Hours are: Monday – Thursday 8:00 a.m. – 12:00 p.m.