



HOA NEWSLETTER

VOLUME II / ISSUE 1

February 2026

Getting ready for spring!

NEXT HOA MEETING

The next HOA meeting will be held on March 5th, 2026 at the First Christian Church located at 2602 S Elm Place @ 6:30 pm. Please attend if at all possible!

Topics will include, but not be limited to:

- **Summary of 2025 income and expenses**
- **2026 budget review**
- **Calendar of events for 2026**
- **Repairs to front entry**
- **Repairs & Upgrades to park**
- **HOA website**
- **Residents Q & A**

2026 HOA MEETING SCHEDULE:

March 5th, June 4th, September 3rd (Annual Meeting), December 3rd

Tentatively scheduled to be held at the First Christian Church @ 6:30 pm. Check the website or Facebook page prior to the meeting in case of changes.

HOA DUES

Unpaid HOA dues are now delinquent. A \$50.00 late fee will be assessed to unpaid dues on February 16th. Any remaining balance after March 1st will start to accrue interest at the rate of 5% each month until paid in full.

Thank you to those who have paid already! If you haven't paid, please do so before February 16th.

RESTRICTIVE COVENANTS AND ARCHITECTURAL GUIDELINES VIOLATIONS

There have been a few comments noticed that the board is doing nothing about violations. This is not the case. As many of you know, the former board let things go and when the current board took over, there were little funds available to get critical maintenance and upkeep issues taken care of, much less being able to enforce HOA violations. Now that the current board has things back under control and funds are available, HOA violation enforcement will resume.

Inspections have been made over the past couple of months of each property in the neighborhood. There are many violations ranging from lawns needing mowed to sheds, and many others. This was a cursory inspection and I'm sure there were many violations that were missed and will come up at a later time.

Courtesy notices will be mailed to those with violations. This first notice is simply that, a notice to make you aware of the violation. Violations are to be corrected within 30 days. THERE ARE SOME THAT CANNOT BE CORRECTED WITHIN 30 DAYS! The board is aware. Simply contact the board and let them know your plans and time frame for correcting the issue. We will work with you on it.

If the violation is not corrected and no contact has been made within 30 days of the courtesy notice, then a second notice will be provided with an associated fine. If the violation is not corrected and no contact has been made within 10 days of the 2nd notice, then a fine of \$10.00/day will be added until the violation is corrected.

If the violation continues to be ignored and no steps have been made to correct it, then legal action would ensue that would include attorney and court fees, liens, etc... PLEASE correct the violation or contact the board to discuss it. We do not want it to get this far.

Most of the violations noticed are fairly simple to fix. This board is not going to be one of those "nit-picky" boards you see on YouTube or Facebook with a ruler measuring your grass height. But, we all agreed, when we purchased our homes, that we would follow the rules and maintain our properties. This is what sets us apart from other neighborhoods that no longer take pride in their properties to the point that their properties are not kept up; junk everywhere; it's messy; it's unsightly; and property values drop. None of us want that for our properties or our neighborhood.

Contact:

If you have questions or comments, please call 918-731-3372 or send an email to info@vtha.org