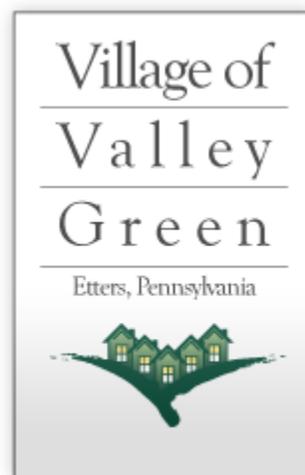


VILLAGE NEWS

Fall/Winter 2015 Newsletter



It is hard to believe that fall is here. To those of you who have recently moved into Valley Green, we would like to extend a warm welcome. To our existing friends and neighbors we are glad that you are here. We want to give you a few friendly reminders and share updates on the Community. More info and calendar on: www.vvgreen.com . Like us on Facebook, just search **VGWRA**

2016 Dues

You will notice an increase in dues for next year. Our accountants initially proposed to increase them to \$40 in consideration of increased costs and a growing annual debt in our budget. Knowing this was inevitable, the board has exhausted all possible solutions to keep dues low described below. During the September meeting the board worked with accounting to prevent such an increase.

The board has reached out to all delinquent residents to agree on payments to recover their debt to our community. Many have responded positively. Board members have even personally hand delivered unclaimed proposal letters to resolve this issue and notify them of the pending legal actions.

The largest accounts were submitted by our attorney to York County Sheriff to auction property to recover debt. Once processed, more will be submitted.

Unfortunately, many delinquent residents' houses were foreclosed which left all of us holding their debt to Valley Green in addition to those that remain unresolved.

We must resolve this debt and prevent it from growing to prevent unnecessary costs to the community and for mortgage lenders to approve home sales. We want to avoid opening lines of credit which would incur even more costs to us.

For more information or to offer any ideas that the board, PMI, or our attorney has not come up with, please attend a monthly board meeting.

Avoid Wintertime Violations

** Holiday decorations shall be taken down within 30 days following the end of the holiday.

**Sidewalks shall be kept clear of snow and ice.

Approved Budget for 2016

Included with this newsletter is the Budget for 2016. Please read the budget.

It is helpful to explain to all homeowners how the Association money is being spent and saved.

As you will see the monthly assessment is being increased to \$36.70. This is to help cover the delinquent amounts owed to the community, the future plans for maintenance of the community, and to budget for an increase in the monthly bills the association incurs like trash, water, electric, landscaping and insurance.

Trick or Treat

There will be ghosts, ghouls, goblins, superheroes and princesses roaming the streets on Thursday, October 29th from 6 to 8 PM.

It's that time for trick or treaters to ring doorbells in Newberry Township again! We wanted to remind you of some basic safety tips:

For our trick or treaters:

1. Be visible - bring a flashlight, glow sticks, reflective tape, whatever it takes to be visible to oncoming traffic as well as to avoid getting lost
2. Have your parents inspect all your goodies before enjoying them.
3. Dress for the success - comfy shoes, agile outfits that don't become a tripping hazard, and safe/flexible props

For our drivers and homeowners:

1. If you are handing out candy, turn the light on...if not turn the light off (so trick or treaters know where they are welcomed)
2. Drive SLOWLY through the neighborhood (this is a generally good rule, but especially on trick or treat night)

Let's ensure a safe and FUN trick or treating experience for all the kids in our neighborhood!

RECREATION CARDS

Residents are required to have a Rec Card to use all common grounds including: pavilion, playgrounds, and courts.

Residence must be in good standing to obtain a card. One (1) card per household.

Visit www.vvgreen.com to apply or call PMI 717-730-4141 ext 134 for a paper application.

Presence in recreation areas without card may result in police or management asking you to leave.

Residents are responsible for guests' actions and must escort them in common areas.

Minors are limited to 2 guests at a time.

Management may limit guests for anyone if deemed necessary (unless reservation has been made).

Playgrounds and courts close at 8:00pm.

Violation of any posted rules will result in loss of privileges for 30 days up to a year.

Trespassers will be prosecuted.

Cards expire 3/1/2016. Renewals received through January will be processed in February.

These actions have resulted in a new, welcoming atmosphere in our community. This past summer has seen a dramatic decrease of outsiders, damage, and criminal activity.

Clubhouse Rental

New reduced rate!

It is now only \$50 to rent the clubhouse.

Multiple rentals may qualify for a further discount.

Have a special event coming up that you would like to host at your home, but don't have enough room or ample parking?? Don't forget your community clubhouse may be available to rent for your upcoming event. From kids' birthday parties, baby showers, large family gatherings, to home parties like Tupperware, Tastefully Simple or PartyLite. What a great place to hold these events!

The clubhouse, located at 2 N. Conley Lane (right by the pool), will hold up to 60 people and is equipped with (6) 6ft tables, plenty of folding chairs, bathroom, and full kitchen including refrigerator/freezer, oven/stove, sink and microwave, plus free WiFi. For details and to make your reservation, please visit the website at www.vvgreen.com.



Valley Green Crime Watch

A handful of residents need to be thanked for their efforts that have increased safety throughout our community. Families are once again enjoying our common areas. The police have received helpful info to solve and prevent problems.

We all benefit from becoming active in any way you can. We need regular patrols, to simply reporting anything suspicious.

Dog Waste Problem



Be a responsible pet owner and clean up after your pet every time. You may not think someone is watching...but your neighbors know. There are dog pots with trash bags around the community, please use them. If you are not cleaning up after your dog and we are notified of who you are, you will be charged for cleaning up the waste you have left behind. If you see someone not cleaning up after their pet...politely remind them to do so, or notify PMI. Together we can conquer this problem.

VALLEY GREEN/PROPERTY MANAGEMENT INC. (PMI) CONTACT INFORMATION

The best way to get information, questions, or requests to the Valley Green Board is by contacting PMI. Our Property Manager is Carey Twigg. She can be reached at 717-730-4141 ext 134 or by email at ctwigg@rentpmi.com.



