

Villa Voice

The Villas of Meadow Ridge Homeowners Association, Ankeny, Iowa

January 2010

GETTING READY FOR WINTER!

SNOW REMOVAL

Few problems were reported considering the amount of snow received last week. Robert advised that parked cars in the streets or driveways can hinder and delay snow removal in those areas. Since this increases cost, vehicles can and will be towed at homeowner's expense to allow snow removal.



Snow will be removed after 2 inches have fallen per the National Weather Service. Streets and driveways are contracted to be cleared by 6:30AM; cars should be moved off the street to allow easier and more efficient snow removal. Sidewalks will be cleared later in the morning. If you have questions or concerns, please call our property manager, Robert, at 963-1717.

CHRISTMAS TREES

Recycling of Christmas trees and garbage collection. The City of Ankeny will begin its one week real Christmas tree pickup on Monday, January 11, 2010. Residents should place the totally undecorated tree in the street right-of-way along Delaware for pickup. Garbage and recycling collection days will be the same for Christmas and New Year weeks, since the normal collection day is Thursday.

NO SALT

Please do NOT use salt on your driveway and sidewalk.

Monthly Association Meeting:

January 18th @ 6:15 pm

Ann Wagner's Home

1319 SE Delaware Ave #7

If you plan to attend the meeting, please call or email Robert at 963-1717 or Robert@propertymanagementofiowa.com so Ann knows how many people will be coming to the meeting.

Questions or Problems

Contact:

Robert Dubansky

Property Management of Iowa

1115 West 1st Street, Suite 110

Ankeny, IA 50023

Office (515) 963-1717

Fax (515) 257-4023

Email: robert@propertymanagementofiowa.com

ENFORCEMENT OF BY-LAWS

With the hiring of a different property management company in 2008, the Board is confident that notification and enforcement of the Association By-Laws and Rules will continue. Numerous violations of the Exterior Decorations/Landscaping By-Laws have been noted, but may not have been strictly enforced this year while we were in transition. However, those By-Laws will be enforced in 2010. While some homeowners had a shepherd's hook, bird house, bird feeder, or flower pots on the patio railings this year and were not asked to remove them, this will not be the case next year.



PARKING

Improper parking of vehicles. The Board acknowledged that parking is a problem on the premises since many residents own several vehicles and garages are frequently used for storage. Tickets will continue to be issued to residents in violation of the parking rules.

Questions or Problems with your Unit:

Contact:

Robert Dubansky

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1115 West 1st Street, Suite 110
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Visit Property Management online to learn more about our bylaws at

<http://www.propertymanagementofiowa.com/>

AT HOME Page

click on

Association Owner Info

Click on the Villas of Meadow Ridge Photo

You can also report maintenance issues via the web as well.

BBQ Grills

Grills should be used only on patios or driveways and should be moved away from the siding when they are being used. If your siding is warped due to a hot grill, the homeowner will pay for the replacement of the siding.

Pet Policy

As a result of the 2000 annual meeting of the homeowners association, the pet rules were revised to read as follows:

Residents/owners shall be permitted to have no more than two dogs, one dog and one cat, or two cats per unit. No animal shall weigh more than 25 pounds at full maturity. In addition, known aggressive breeds of any type of pet will not be allowed.

Homeowners are reminded they are responsible for cleaning up after their pets whenever they are outdoors. In addition, pets shall be leashed at all times when they are outside a unit. Pets shall not be tied outside unattended.

Failure to comply with the pet rules, resulting in complaints received by the Board or the property management team, could result in the Board requesting the owner remove the pet from the association and/or assessment of fines on the homeowner.

Satellite Dishes

Homeowners are required to obtain written board permission before a satellite dish is installed.

FAQ'S

The by-laws and rules of the Meadow Ridge Homeowners Association were established in 1994 to ensure all homeowners live in a well-kept, orderly community. When you purchased your townhouse, you agreed to follow these bylaws and rules. Each unit should have a copy of the Condominium Documents which outline the association's bylaws and rules. If you have moved into a unit and were not given a copy of the documents by the previous owner, please contact Property Management of Iowa at 963-1717. Violation of the bylaws and rules may include fines and/or liens placed against your property.

While the following does not address all of the association's rules, they cover the most commonly asked questions by homeowners. Thank you for your cooperation in helping make our community a safe and pleasant place for all homeowners to live.

Trash & Recycling

The trash is picked up every Thursday, starting about 6:30AM . Your trash containers should not be stored on your patio, lawn or driveway. If a week contains a holiday, our trash pickup day will be Friday. Recycling is picked up every other week.

If you smoke outdoors, please dispose of cigarette butts in your trash and not leave them on the property grounds. Please pick up trash that has blown into your yard and dispose of it in order to keep the grounds looking as nice as possible.

Visitor Parking

As outlined in the condominium documents, all parking spots in the common areas are reserved for guests and visitors and shall not be used by the homeowners.

Homeowners should park in their garage or driveway (*not the street*). Any homeowner or long-term guest who repeatedly parks on the street or in visitor parking spaces will be ticketed or sent a letter of warning from the property manager. The owner of the ticketed vehicle will receive one written notice before being fined for parking violations.

Exterior Decorations / Landscaping

Homeowners cannot paint or decorate the outside of their unit, nor can nails or screws be used to hang decorations on the exterior. Homeowners may put up removable holiday decorations. *Shepherd's hooks, bird houses, feeders and other lawn decorations are not allowed.* Homeowners may grow flowers or plants in pots placed on the patio, but not on the railing. Violators will be warned and fined, if necessary.

Mailboxes

If you lose your mailbox key, please call both our property manager and the Ankeny Post Office at 800-275-8777 to report the loss and coordinate lock replacement. The Association does not have replacement mailbox keys.

If you receive someone else's mail in your box, please drop it back into the building thru your mail box. Do not place it in the A-E letters above the mailboxes since important documents could be stolen if they are left outside.

For Sale Signs

Realtor and For Sale signs may be placed along S.E. Delaware Avenue only during the time of an open house and must be removed immediately thereafter. Signs can be placed in front of the selling unit at any time. Please share this information with your realtor. Signs that violate this policy may be removed.

Villas of Meadow Ridge
Board of Directors Meeting
November 16, 2009

Board Members Present: Robert Dubanksy (Property Manager), Jean Eichelberger, Karen Quinn, Katie Roupe, Jessica Nybeck, and Ann Wagner.

I Call to order. Meeting was called to order at 6:15 PM.

II Approval of minutes. Jessica moved to approve the minutes of the October meeting, and Karen seconded. All ayes.

III Homeowners' issues.

The Board discussed a letter received from the Department of Justice, Consumer Protection Division, requesting follow-up information for work done by DRS for April Ellertson (#1305-7).

Robert resolved the problem reported by April Ellertson and her neighbor regarding dryer ducts that had been disconnected to the outside vent.

IV Reviewed financials. The Board reviewed the October 2009 financials, and the 2010 budget. A decision was made to increase the 2010 budget for snow removal to \$13,000.

V Old business.

Garage/patio lights. The Board discussed the need to keep the garage and patio lights replaced in a timely manner. Robert has a person checking the lights on a monthly basis. Currently, lights need to be replaced at Units #1303-3 and #1307-8.

Fireplace repairs. Robert is still waiting to hear from Chiminey Cricket regarding problems that homeowners are having with their fireplaces in Units #1321-8 and #1323-9.

Homeowner offer. Robert is in the process of negotiating a final offer related to mold remediation for Unit #1305-7.

VI New business.

A new "No Soliciting" sign is needed at the mailboxes.

Residents will only be allowed to spread sand in their driveways this winter.

VII Meeting was adjourned at 7:30 PM. The next meeting will be held at Unit #1325-7 on Monday, December 14, 2009.

Respectfully submitted,

Ann Wagner, Secretary