

The Villa Voice

To continue efforts to “Go Green,” all future editions of *The Villa Voice* will be published online: <http://www.propertymanagementofiowa.com/villasofberkshire.html>.

Contact PMI if you wish to receive a paper copy.

Grills, Grills, Grills

Summer is finally here and what better way to enjoy the weather than to grill out. Please keep in mind that when grilling/barbecuing outside, you must move your grill at least 5 feet away from the buildings, partitions, and fences; and never leave the grill unattended. Not only does this reduce the chance of fire, it also keeps siding from melting. A small fire can easily become a total loss of an entire building, including all personal contents and vehicles--which could realistically reach \$1 million total property damages, not to mention potential for significant personal injury/loss of life. All damages would be the responsibility of the negligent party causing the fire by grilling too close to the building structure(s).

In an effort to protect residents from damages and/or loss, the Board of Directors adopted a new grill policy:

No charcoal grills are allowed on VBH property.

All other grills must be located at least 5 feet from all structures—including buildings, walls, and fences—while in use.

Last summer, a number of units were assessed for moderate to severe damage, resulting in siding replacement. Negligent homeowners will continue to be monitored and assessed damage to common property.



Winter Damage

All homeowners who experienced damage due to ice dams on roofs should have contacted Property Management of Iowa (PMI), per the mailed request. If you have further questions or concerns, please contact PMI as soon as possible.

Entrance Signs, Landscaping, and River Rock

Notice the new entrance signs! We look forward to our new “curb appeal” as the old signs were in desperate need of repair. Following the request during the annual meeting for river rock in place of mulch, RFPs were sent out for landscaping and rock installation. The Board of Directors voted to move forward with basic landscaping, which includes the installation of river rock. *Please see important note on page 2 regarding homeowner landscaping.*

Other Repairs

- Damaged Sod
- Patio Fences
- Concrete
- Irrigation Control Panel

Lawsuit Update

The lawsuit against Rottlund is moving forward with a court date set for September. VBH has hired a consultant to evaluate the construction defects and present them as the expert witness during the hearing. You may see him walk around the property, checking buildings, as part of the process. Thank you for your cooperation.

2010-2011 Board of Directors

Robert Montana - President
Peg Hines - Secretary
Rhonda Laird - Treasurer
Kristine Milburn - At Large

Property Management of Iowa, LLC

Mr. Robert Dubansky
1115 West 1st Street, Suite 110
Ankeny, IA 50023
(515) 963-1717 Office; (515) 257-4023 Fax

The board of directors meet once a month with the property management company to review projects that are completed, approve bids for various projects and needs throughout the community, instruct and work as needed with the management company on projects, and make sure the community maintains its value aesthetically and economically. Currently, there is a board position open. Homeowners interested in applying for this open position should contact Mr. Robert Dubansky with Property Management of Iowa, LLC (PMI).

Efforts are made throughout the month to make sure any and all concerns are addressed in a timely manner. However, some things do take time and planning, so homeowners are asked to be patient. Also, homeowners with concerns, questions, or suggestions are asked to contact PMI (contact information above). Work orders can be submitted online: <http://www.propertymanagementofiowa.com/maintenanceworkorder.html>.

Monthly board meetings are held at the WDM Public Library the last Tuesday of the month at 5:00 pm. If you wish to attend, please contact Mr. Robert Dubansky, Property Management of Iowa, in advance.



Important landscaping note:

In order to move forward with the uniform installation of river rock, the Board of Directors rescinded the landscaping policy (from August 2007) relating to the small area next to the front entrance of each unit. According to Association Bylaws, this space is common property.

River rock will be installed in this space and will be maintained by the Association. Residents must remove all plants and personal items from this space prior to the installation of river rock. The Association or any contractors **will not be** responsible for any damage to items or plants left in this area. Any plants and items left in the landscaping area will be subject to disposal.

Please note, residents are encouraged to transplant any personal plants into pots. Potted plants will be allowed.

Satellite Dishes and Antennas

VBH requires a waiver document to be completed and proof of insurance for all homeowners intending to install a satellite dish on their unit. The document is available on the PMI website and should be completed and returned to the Board prior to installation. VBH does not permit mounting of satellite equipment directly on the roof of any building. If an exception to this rule is requested, then the Board must provide approval.

If you or a prior owner has installed a satellite dish or antenna without proper approval, please contact the Board regarding the possible corrective actions or processing of the appropriate paperwork.

Similarly, no amateur radio, CB, television, or other antenna may be installed by any resident without prior approval from the Association.

In all cases, the homeowner assumes responsibility for any damage or roof leaks which may occur due to the mounting of any satellite dish or antenna.

Visit PMI's website for the satellite agreement:
<http://www.propertymanagementofiowa.com/villasofberkshire.html>



Rules and Regulations

The Villas of Berkshire Hills Homeowners Association has adopted a set of Rules and Regulations that are in addition to the rules found in the By-Laws. These rules are set up to help protect our property values and to improve the neighborhood. An overview of these rules may be found on the Association's website. All homeowners/residents are responsible for following these rules and regulations. Failure to do so will result in fines according to the following schedule:

<u>Violation</u>	<u>1st offense</u>	<u>2nd</u>	<u>3rd</u>
Resident parking in visitor parking	\$25	\$100	Tow
Parking streetside	\$50 each offense		
Trash container left out/left on patio	\$25 each offense		
Garage door left open overnight	\$25 each offense		
Satellite with no approval	\$100 monthly (All satellite installations must be approved by the Board)		
Patio not in compliance (including landscaping & grills)	\$25 monthly		
Not picking up after dog/pet	\$25 each offense		
Violating animal regulations	\$200 monthly		
Outside of building not in compliance includes inside door and patio door	\$25 monthly		
Rental units w/no lease on file	\$250 monthly		
Noise violation involving police	\$200 each offense		
Destroying association property	\$1,500 each offense		
Threatening or harming a resident resulting in law enforcement involvement with report	\$2,500 each offense		
Participating in illegal activity on property resulting in a conviction (e.g. drug distribution)	\$5,000		

Reminders

Parking: Homeowners/residents will park in their garages and driveways only. Visitor parking is for short-term visitors only. No parking is permitted on streets or sidewalks at any time. Failure to follow these guidelines will result in ticketing and/or towing at the owner's expense. If you have any questions or concerns, please contact PMI.

Pets: Homeowners/residents are permitted no more than 1 dog and 1 cat OR 2 cats per dwelling unit. No other animals of any kind shall be raised, bred, or kept in any dwelling unit (except fish and caged birds) without prior written approval of the Board of Directors. Please be respectful of homeowners/residents by picking up after pets immediately. Failure to do so is a violation of the governing documents, and homeowners/residents failing to do so will be charged for the cost of clean-up. This applies to ALL size pets.

• Common areas:

- No birdfeeders or birdhouses are allowed.
- Potted plants, planters, flower boxes, and lawn ornaments are allowed on the patio; however, no plant material will exceed 4 feet in height.
- No attachments to the siding/building or trellis are allowed.
- No plant material is allowed to grow on the building.
- No covering or interfering of meters or utility lines is allowed.
- No flammable items are allowed.
- No dog ties are allowed.

Garbage and recycling: Recycling is collected on Thursday and garbage on Friday. Note that this schedule is sometimes delayed or interrupted during weeks in which a holiday falls. Garbage and recycling containers should be placed at the curb no earlier than 5:00 PM the night before. Garbage should be enclosed in securely tied bags to reduce litter and placed in bins that should have been supplied with the sale of the home. Remember, homeowners must arrange for the disposal of large items (e.g., furniture, appliances, mattresses, etc.). Recycling should be placed in the supplied recycling containers. Recyclable materials should be sorted and placed within grocery bags in the container. If you should have questions regarding service or replacement containers, please contact PMI or Waste Connections (515-265-7374).

Useful Tips and Interesting Tidbits...

News from the Iowa Department of Public Health

As we spend more time outside during the summer, we must be aware of ticks and mosquitoes.

Mild spring and summer weather provides the perfect conditions to enjoy outdoor activities. The Iowa Department of Public Health (IDPH) encourages Iowans to make outdoor recreation part of a healthy lifestyle, with a reminder to take precautions against outdoor-related health concerns like West Nile virus and Lyme disease.

"Prevention is the key to protection," said IDPH Public Health Veterinarian, Ann Garvey. "If you use preventive measures while outdoors, you can greatly reduce the risk of getting West Nile and Lyme disease."

To avoid mosquito and tick bites, remember to:

- Use an approved insect repellent according to label instructions. DEET is effective against both ticks and mosquitoes. Wash off insect repellent after coming indoors.
- Pay special attention to protection if you are outdoors during the prime mosquito-biting hours between dusk and dawn.
- Reduce mosquito breeding sites by removing any yard items that may collect standing water, such as buckets, decorative holders, and toys. Wear light-colored clothing so you can see ticks crawling on you.
- After being outside, check your body, clothing, children and pets for ticks.

Adapted from IDPH News,

Retrieved from <http://www.idph.state.ia.us/IdphNews/Reader.aspx?id=66C7ED54-C35D-40EC-9AB7-F549E49AA35E>

Summer Salsa

2 cups diced fresh tomato
2 jalapeño peppers, seeded and minced
(for spicier salsa, use hotter peppers)
¼ cup chopped onion
¼ cup chopped fresh cilantro

Combine all ingredients; cover and chill for a few hours.

Fresh Pasta Sauce

1 pound tomatoes, chopped and seeded
½ cup chopped red onion
¼ cup finely chopped sweet marjoram leaves
¼ cup finely chopped Italian parsley sprigs
¼ cup finely chopped fresh basil leaves
2 tablespoons balsamic vinegar
½ teaspoon freshly ground black pepper
¼ cup extra-virgin olive oil
Salt to taste

Combine tomatoes, onion, marjoram, parsley, basil, vinegar, pepper and oil. Cover and allow to rest at room temperature for up to 2 hours. Add salt to taste.



Your turn...

As we work continuously to improve life at VBH, we would like your feedback. Please submit your responses and ideas to:

www.propertymanagementofiowa.com/contactus.html

1. Would you be interested in serving on (or spearheading) a social committee to plan events for VBH homeowners/ residents?
2. What sort of events would you like to see and/or participate?
3. Would you be interested in serving on (or spearheading) a grounds committee to pick up trash twice a year?
4. VBH continues efforts to "go green." With this in mind, how might we maintain/ increase communication without creating an unnecessary paper trail?

