

# The Villa Voice

The Villa Voice is published online: <http://www.propertymanagementofiowa.com/villasofberkshire.html>.

Contact PMI if you wish to receive a paper copy.



## What's new?

### 2012 Project Considerations:

The VBH Board of Directors will consider the following projects during 2012:

- Now that rock installation has been completed, VBH homeowners and residents will see attention shifted to the maintenance, trimming, and improvement of trees & bushes.
- In addition, VBH homeowners and residents will see concrete replacement and wood fence repair. If you see any maintenance needs, please contact Robert Dubansky at PMI.
- In order to preserve the VBH community, management will also facilitate roof & siding preventative maintenance. Again, if you see any maintenance needs, please contact Robert Dubansky at PMI.

## Important Notes...

### • Birdfeeders:

- **Birdfeeders and other outdoor feeders are not permitted on VBH property.** Fines will be assessed for failure to remove such feeders.

### • Noise:

- Residents must refrain from excessive noise between 10:00 pm and 7:00 am. This includes noise from car engines, parties, music, talking. Please report noise violations to the WDM police: 515-222-3320. Also, please report any incident to Robert Dubansky at PMI.

### • Visitors & Parking:

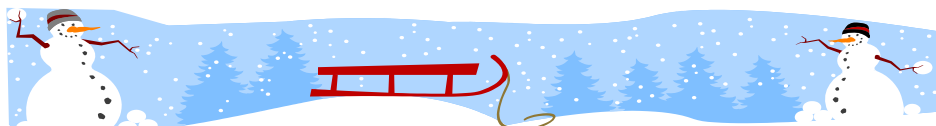
- Residents are always responsible and liable for the behavior of their guests.
- Short-term visitors must park in driveways or visitor parking only. In order to ensure clear passage of emergency vehicles, street parking is prohibited.
- Long-term visitors must park in driveways, unless permission is granted by the VBH board. If you have any questions or concerns, please contact Robert Dubansky at PMI.

### • Solicitors:

- Solicitors **are not permitted** on VBH property. Please report the presence of any solicitor to the WDM police department: 515-222-3600 (weekdays) 515-222-3321 (evening/weekends). Also, please report any incident to Robert Dubansky at PMI.

### • Safety & Well-being:

- **Protect yourself and your community.** Residents are asked to be vigilant in the safety and well-being of VBH property and residents. Please report any and all suspicious behaviors!
- **For the safety of ALL,** residents must keep their eyes open and report any questionable persons or activity to the police immediately: 515-222-3320 (emergency: 911).



## Ongoing Concerns

- **Rental units: Due to FHA regulations, VBH must cap rentals at 10%.** Homeowners who rent without approval will be assessed a \$250 monthly fine. Please contact Robert Dubansky at PMI for more information
- **Grills: 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. Failure to comply will result in a \$25 fine per occurrence.
- **Pets: Residents must not tether pets outdoors.** Failure to comply will result in a \$200 fine per occurrence. **Also, residents must pick up after their pets.** Failure to do so will result in the assessment of a \$25 fine per incident.
- **Parking: Residents are prohibited from parking in visitor lots. Also, parallel parking is not permitted on VBH property.** Failure to comply will result in fines (1st & 2nd offense) or towing.
- **Trash & Recycle receptacles: No trash or recycle containers may be stored outside.** Store all receptacles in garages. Failure to do so will result in the assessment of a \$25 fine per incident.
- **Dues:** Paying association dues on a timely basis is key to the maintenance of our property. Please contact Robert Dubansky at PMI if you have any questions or need assistance in setting up a payment schedule.

## Status of Rental Units

### Approved

105  
610  
710  
801  
1002  
1005  
501  
504  
905  
709

### Waiting List

712  
606  
1106\*  
408

**Any unit not on the *Approved* list is not a legal rental. Please contact Robert Dubansky at PMI with questions and/or concerns.**



## Winter Notes

### Snow Removal

VBH has contracted TPC Services for this season's snow removal. We encourage homeowners to review the guidelines for response outlined below. We understand that snow removal is both a timely and time-consuming process, so we ask for your patience and assistance, particularly during heavy and/or unusually large snowfall. If you have any questions or concerns, please contact Property Management of Iowa via phone (515 963-1717) or the online comment form.

- When the snow reaches the measurement of **two inches** per the National Weather Service.
- **All driveways, streets, parkways and individual driveways** must be cleared by **6:30 a.m.** Sidewalks are to be cleared no later than 10:00 a.m.
- In the event of **heavy and/or unusually large snowfall**, Vendor will stay in contact with Property Management of Iowa, LLC. to keep roads and drives clear during the storm and **begin snow removal within one hour of the end of the snowfall.**

### Fire Safety

- The new year is an excellent time to check the operation of all smoke and carbon dioxide detectors. Remember to change batteries and replace all detectors that are 8 to 10 years old.

**2011-2012 Board of Directors**

**Robert Montana - President**  
**Kristine Milburn - Secretary**  
**Rhonda Scibberas - Treasurer**  
**Paul Miller - 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

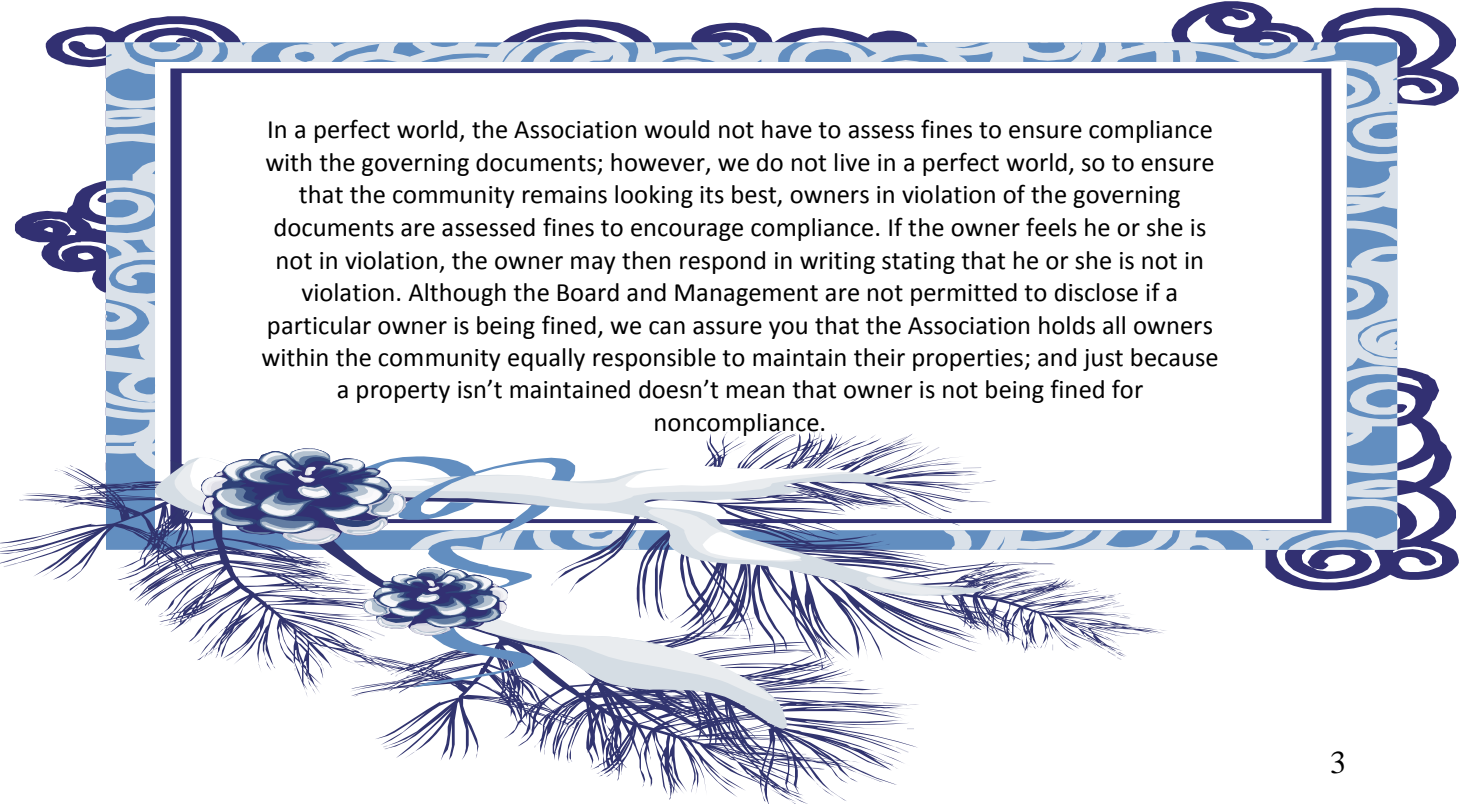
The board of directors meet once a month with the property management company to review projects that are completed, approve bids for various projects and needs throughout the community, instruct and work as needed with the management company on projects, and make sure the community maintains its value 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.

***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 as well as satellite dish/antenna guidelines are 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. Visit PMI's website for the satellite agreement: <http://www.propertymanagementofiowa.com/villasofberkshire.html>



In a perfect world, the Association would not have to assess fines to ensure compliance with the governing documents; however, we do not live in a perfect world, so to ensure that the community remains looking its best, owners in violation of the governing documents are assessed fines to encourage compliance. If the owner feels he or she is not in violation, the owner may then respond in writing stating that he or she is not in violation. Although the Board and Management are not permitted to disclose if a particular owner is being fined, we can assure you that the Association holds all owners within the community equally responsible to maintain their properties; and just because a property isn't maintained doesn't mean that owner is not being fined for noncompliance.

## 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>1<sup>st</sup> offense</u>	<u>2<sup>nd</sup></u>	<u>3<sup>rd</sup></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 every other Thursday and garbage on Friday. In February, the recycling will be picked up on the 7<sup>th</sup> and the 21<sup>st</sup>. 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)

# Easy Vegetarian Chili

## Ingredients

- 1 can** Black or pinto beans, drained
- 1 can** Kidney beans, drained
- 1 can** Diced tomatoes
- 1/2** Onion, diced
- 3 cloves** Garlic, minced
- 1** Bell pepper, diced (any color)
- 2 tbsp** Olive oil
- 1/4 cup** Vegetable broth
- 2 tbsp** Chili powder
- 1/2 tsp** Salt
- 1/2 tsp** Pepper
- Dash cayenne pepper (optional)
- Dash red pepper flakes (optional)



## Preparation

1. In a medium to large soup pot, sauté the onion, bell pepper and garlic in the olive oil.
2. Add tomatoes, vegetable broth and chili powder and stir.
3. Reduce heat to medium low and add beans. Stir occasionally and cook for at least 20 minutes. Add TVP and water 10 minutes before done cooking. Of course, the longer you cook chili the better, but if you're pressed for time, 20 minutes is fine.
4. For a spicier chili, add extra cayenne and red pepper flakes. Makes 6-8 servings.

## Options

- Add 1 can garbanzo beans.
- Add 1/4 cup sliced jalapenos.
- Add 1/2 cup TVP + 1/2 cup water.

