

VACNCA Newsletter

Village at Cordata Northside Condo Association
November/December 2024

BOARD OF DIRECTORS

Cherie Thomas, President
Jody McBee, Vice President
Rupert Ayton, Treasurer
Vale Hartley, Secretary
Charlotte Martin
Linda Sheeks, Architectural Mgr.
JoAnne Wyatt

VACNCA WEBSITE

www.villageatcordatanorthside.com/

ACCESS PROPERTY MANAGERS

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A Message from VACNCA Treasurer

On January 16, 2025, all owners will be voting to accept the Board-approved budget for the 2025 year. This essentially means voting on the monthly dues for the year.

On January 7, 2025, the Board will host a Town Hall. I'll explain how we created the budget and answer your budget questions. We will hold two sessions in the Clubhouse, one at 2PM and one at 7PM.

By way of background, every fall a Budget Committee comes together to work up a budget for the coming year. The Committee this year was Rupert Ayton (1254), Linda Sheeks (1262), Earl Sheneman (1264), Paul Chapman (5069), Bill Donahue (1220), and John McBee (5081). The Committee must budget for both annual operating expenses as well as annual reserve expenses.

For operating expenses, the Committee relies on past history of recurring expenses, adjusted for inflation. Water/sewer and landscaping are the two largest monthly operating expenses.

For reserve expenses, the Committee considers replacement schedules, the largest being annual unit painting and needed window replacements. And the Committee refers to the annual Reserve Study for guidance on what level of reserves to maintain.

We look forward to seeing you at the Town Hall on January 7, and at the Annual Meeting of members on January 16, 2025.

Rupert Ayton, Treasurer

Upcoming Events

Mark Your Calendars for Upcoming Events

- November 13, 5PM: **Fall Harvest Potato Bake**
- December 10, 5PM: **Dinner**
- January 7, 2PM and 7PM: **VACNCA Town Hall, 2025 Budget**
- January 16, 10AM: **VACNCA Annual Meeting** (Zoom)

Social events occur in the Clubhouse. A complete list of planned events is available there.

If you would like to host a social event, please contact Patty Liggett or Charlotte Martin.

Expecting Visitors? What to Know about Parking

Check our Rules & Regulations for information about parking. Owners are allotted 2 spaces in their garage and 2 on their driveway.

- Permanent parking on roadways is not permitted.
- When possible, visitors or caregivers should park in driveways or garages.
- For large gatherings, parking is allowed curbside on roadways.
- Parking permits are required for vehicles parked curbside overnight. Permits must be displayed on driver-side dashboard. They are available in the Clubhouse or in the Rules & Regulations posted on the VACNCA web site.
- Parking spaces in front of the Clubhouse are intended for limited use by residents or workers. (No overnight guest parking)
- RVs and boats may be parked at curbside for up to 8 days a month, but not more than 4 consecutive days at a time.



Don't Forget Your House Keys

Just a reminder that VACNCA does not provide lockout services if you accidentally leave your key in your house. Many owners install lock boxes outside their houses to store a spare key. Joanne Wyatt has two extra lock boxes, which owners can purchase from her. See her if you're interested.



Can You Help?

When owners purchase their homes they meet the welcoming committee, usually members of the Board of Directors. These members volunteer their time to serve on our Board, lead committees, and take on management duties not covered by Access Real Estate Services.

Owner volunteers play a critical role in maintaining our buildings and grounds, and ensuring our financial health. Unfortunately, although VACNCA has 60 units with even more residents, the number of active volunteers is proportionally few.



Here is how volunteers are currently helping out.
They:

- Gather estimates for projects such as exterior painting, roof repairs, and window replacements.
- Monitor the work undertaken by outside contractors.
- Troubleshoot complex maintenance problems to identify economical solutions.
- Maintain the VACNCA web site, update member lists, update major maintenance lists.
- Replace exterior driveway light bulbs and lamps.
- Undertake landscaping projects such as spreading mulch, planting shrubs, removing dead shrubs, and watering new trees in summer.
- Organize social events.
- Clean the Clubhouse and manage the library.
- Recruit and nominate new Board members.
- Serve on the Budget, Landscape, Architecture, IT, and Social Committees.
- Plan Board meetings.
- Create this newsletter.

If you have knowledge or interest in helping on any of this work, please contact the Board of Directors. They welcome your support.

Update on Rules & Regulations

The Rules & Regulations Committee is currently meeting to review, simplify, and clarify language on our rules and regulations. These were last reviewed in 2022. If you have questions, contact Board representatives Jody McBee, Vale Hartley, or Cherie Thomas.

Planning for Winter Vacations?

If you're planning to be away for an extended vacation, the Board suggests that you provide emergency contact information to a neighbor or Board member. This information would be helpful in the case of a structural emergency. The Board also suggests that you shut off water to toilets and appliances.

VACNCA and the Cordata Business Park Association

Decades ago, when the Cordata area was developed, the Cordata Business Park Association was formed. It acts as the master developer for Cordata. When VACNCA was developed in the early 1990s, it was formed as an entity under the Cordata Business Park Association. Under our membership, we are required to pay fees every year. In 2024 we paid roughly \$4,181, or \$70 per household.

Many of us want to better understand the role of the Business Park Association and how our annual fees are used. VACNCA is seeking an owner willing to research the Cordata Business Park Association and report on their activities. In particular, we would like to know how our fees are spent and possibly to attend their meetings and act in the interest in VACNCA at their proceedings.

