

HSVTHA Newsletter



1 Perralena Lane
Hot Spring Village, AR 71909

Phone: (501) 922-1375 Fax: (501) 915-9347
E-Mail: hsv.tha@sbcglobal.net www.hsvtha.com

Spring 2018

HSVTHA Board of Directors

- Richard Smith—President
- Julianne Henderson—Vice Pres.
- Sandra Smith—Treasurer
- Joan Smith—Secretary
- Charles Derryberry—Director
- Jean Woodworth—Director
- Doug Butler—Director
- O.J. Miles—Director
- Pending—Director

HSVTHA Contacts

Gayle Annis Administrative Assist.
Melissa Speers Administrative Assist.

Fee Payments Contacts

Best Management Co., LLC
501-224-4840

Office Hours: Monday - Thursday,
8:00 a.m. to 12:00 noon. For an
appointment, call 501-922-1375
or e-mail hsv.tha@sbcglobal.net.



Inside topics.....

	Page
From The President	1
Finance Committee	1
Address to Mail Assessment Payments	1
Garland County Recycling Center	2
POA Drop Off Dumpster	2
SC&CIC Members	2
THA Board Meeting	
Schedule	3
THA Holiday Schedule	3
Cluster Mailboxes	3
Automatic Bank Draft	
Form (ACH)	4
Owner Information Form	5



FROM THE PRESIDENT

There have been several improvements made in the last year. New cluster mail boxes were installed at Valencia and Desoto Courts.

New Trash corrals in Desoto, Cortez, Madrid, Segovia, La Coruna, and Coronado. The cutting of dead trees has been completed in

several Courts; trimming of trees will begin soon. Sandy Smith, Treasurer, along with Dennis King, Chairman, and the members of the Finance Committee are working on the budget for the years 2019 through 2021. As Board members we are interested in the appearance of all the Courts, not just the one in which we reside. What we as owners have to understand is that the outward appearance of our individual unit not only affects the value of yours, but also the property value of the entire Court. Painting and power washing exteriors is necessary to maintain property value.

I would be remiss if I failed to acknowledge the hard work of the Townhouse Office Staff. Gayle Annis and Melissa Speers have been extremely helpful to myself and the many issues that arise daily. I believe that we are headed in the right direction that will enhance not only the Courts but the property values as well.

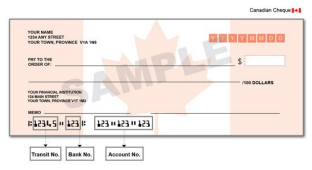
Richard Smith, President

NEW ADDRESS TO MAIL

ASSESSMENT CHECKS

As of April 1, 2018, if you pay HSVTHA monthly assessments via paper check only, please send them to:

HSVTHA
P. O. Box 22206
Little Rock, AR 72221-2206



FINANCE COMMITTEE REPORT

Hello to all owners of Townhouse properties in Hot Springs Village. I am Co-Chairman of the Finance Committee. I have lived in ten different states and twenty different houses during my working career and decided to retire here in Hot Springs Village. I find owning a Townhouse in the Village a Great Pleasure.

This year the Finance Committee is made up of 6 Hot Springs Village Townhouse owners. Our function is to review financial issues and make recommendations to the THA Board of Directors. Every three years a new budget is reviewed and recommended. It is that time again. In 2018 the budget for 2019, 2020 and 2021 will be presented. The Finance Committee is working with the Board to review past expenses and future contracts that affect us all.

We all pay Townhouse Association assessments monthly. Your assessments are divided into two categories. Direct Court Expenses (Labor, Chemical, Water, Electric and Ground Maintenance) and Other Court Expenses (Court Capital Reserves and Association Shared). Our goal is to maintain the quality of living while minimizing the cost to individual property owners. Open communication is beneficial. Questions and comments from Townhouse Owners are always appreciated. Please feel free to submit your ideas or concerns to hsv.tha@sbcglobal.net, Subject line, "Finance Committee".

William King, Chairman

OFFICE HOURS

The HSVTHA office is open Monday through Thursday between the hours of 8:00 a.m. and 12:00 noon.



However, you may call for an appointment outside of those hours, if needed; 501-922-1375. Or you may e-mail the office at hsv.tha@sbcglobal.net.

We are happy to meet with you or speak with you regarding any questions or concerns you might have.



GARLAND COUNTY TRANSFER/ RECYCLING CENTER

The Garland County Sanitation Department offers a recycling drop off center at :
6885 Highway 7 N. Hot Springs, AR.

Materials Accepted

- Newsprint - Newsprint only; if it comes in the newspaper, it can be recycled. Please do not tie or bag newsprint. It must be dry, clean and unsoiled (free of wax, plastics and other contaminants). It should not have been exposed to the sun for long periods of time. No magazines, catalogs or junk mail.
- Aluminum - Rinse beverage cans. No tin foil, siding or pie pans. Crush cans in order save space. Hint: If in doubt, use a refrigerator magnet. If the magnet sticks, it is not aluminum.
- Steel cans
- Corrugated Cardboard - Corrugated cardboard (a wavy layer between two flat layers) only. No paste-board, such as cereal and shoe boxes. Flatten boxes. Labels, tape and staples do not have to be removed.
- Glass - Glass bottles and jars. No window glass or mirrors.
- Plastic #1 – Two-liter drink bottles, water bottles, any plastic container with the chasing arrow triangle that has the #1 inside the triangle. Please remove all lids and rinse the container prior to disposing. Labels do not have to be removed.
- Plastic #2 - Milk jugs, laundry detergent bottles, bleach bottles, any plastic container with the chasing arrow triangle that has the #2 inside the triangle. Please remove all lids and rinse the container prior to disposing. Labels to not have to be removed.
- Sorted Office Paper - Office paper (both color and white), notebook paper, magazines, catalogs, junk mail, and phone books.
- Electronic Waste - Computers, Monitors, Televisions, Keyboards, VCR's, DVD Players, Microwaves, and other small electronics.

SC&CIC COURT REPRESENTATIVE LISTING

Bill & Marilyn Whitman	501-915-8182	Arista
Larry Draeger	501-922-6406	Balboa
Jean Roberts	501-922-3146	Castellon
Sandra Charlton	262-442-7092	Coronado
Suellen Wiggins	501-226-3053	Coronado
Bobbie Wilson	501-922-3357	Coronado
Judy Hunt	501-915-0836	Cortez
Sheila Hill	501-984-1017	Desoto
Keith Abram	352-220-0999	Guadalajara
Gary Smith	501-915-0703	La Coruna
Sam Arant	501-204 4446	Lanza
Teresa Arant	501-204 4446	Lanza
Patrick Collins	501-226-5510	Madrid #1
Betty & Robert DeLong	501-915-9765	Madrid #2
Lindy Watts	501-590-5675	Madrid #3
Sheila Hill	501-984-1017	Madrid #4
Everett C. Brown	623-349-0688	Madrid #5
Jeannette Slattery	501-922-3954	Magellan
Joyce Benning	501-941-8758	Majorca #2
Gary Smith	501-915-0703	Majorca #4
Robert Downey	501-226-5937	Majorca #4
Cheryl Boehmke	501-204-4670	Segovia
Janet Peterson	501-915-8874	Valencia
Sandy Corzatt	501-915-9351	Villa Alegre
Gloria Alford	501-922-0955	Villa Alegre

ATTENTION

POA DROP-OFF DUMPSTER

Superior Sanitation Co. is required to empty its trash collection trucks at the Garland County landfill in Hot Springs. Due to Garland County landfill policy, household trash cannot be mixed with other items such as building materials, special pick up items or yard waste. The sanitation crew cannot take these items.

Special pick up collection is by request only. **Do not leave special pick up items in communal corrals.** If you have a special pick up request, call the POA Public Works Dept. to schedule it for a nominal fee which is added to your POA utility bill; 501-922-5524.

You can also take the items to the POA's extra dumpster located at 218 Minorca Road here in the Village.

**2018
ASSOCIATION BOARD MEETING
SCHEDULE**

Meeting Type	Date	Day	Time
Working	1/2/2018	Tuesday	9:30 am
Monthly	1/12/2018	Friday	9:30 am
Working	2/27/2018	Tuesday	9:30 am
Monthly	3/9/2018	Friday	9:30 am
Working	5/1/2018	Tuesday	9:30 am
Monthly/Annual	5/11/2018	Friday	9:30 am
Working	7/3/2018	Tuesday	9:30 am
Monthly	7/13/2018	Friday	9:30 am
Working	9/4/2018	Tuesday	9:30 am
Monthly	9/14/2018	Friday	9:30 am
Working	10/30/2018	Tuesday	9:30 am
Monthly	11/9/2018	Friday	9:30 am
Working	12/4/2018	Tuesday	9:30 am
Monthly	12/14/2018	Friday	9:30 am

2018 OFFICE HOLIDAY SCHEDULE

Holiday	Date Observed	Day	THA Office
New Year's Day	1/1/18	Monday	Closed
Good Friday	3/30/18	Friday	Closed
Annual Meeting	5/11/18	Friday	Closed
Memorial Day	5/28/18	Monday	Closed
July 4th	7/4/18	Wednesday	Closed
Labor Day	9/3/18	Monday	Closed
Thanksgiving	11/22-11/23/18	Thurs-Fri	Closed
Christmas Holiday	12/24-12/25/18	Mon-Tues	Closed



INFORMATION FORMS

Attached at the end of this Newsletter are two forms that you can complete and return to the THA office, if applicable. The first is an automatic bank draft request (ACH).

The second is an Owners' Information Form. If there have been any changes in your contact information recently, it is to your benefit to keep the THA updated.

HSV Townhouse Association
1 Perrralena Lane
Hot Springs Village, AR 71909



**CLUSTER BOX KEY DISTRIBUTION
– January 2018**

Cluster mailboxes have been installed in Valencia and Desoto Courts. Over the next several months, all courts will have the new cluster mailboxes. When the postal carrier rubber bands the old, black mailbox, owners will have to come to the THA office to pick up the box keys. If you can't get to the office during office hours of 8:00 am to 12:00 noon, call 922-1375 to make arrangements. If you are a renter, the homeowner must pick up the key. You must present identification.

IMPORTANT INFORMATION

1. Owners are responsible for advising their rental agents and tenants.
2. Owner will be provided 3 (three) keys.
3. Owner identification is required. (Ex. driver's license.)
4. Owner's signature is required when keys are picked up.
5. Owner is to provide confirmation to release the key to rental agent or specific tenant. The rental agent or tenant must provide identification and signature.
6. Key replacement - Owners are responsible for replacing lost keys by contacting a locksmith. The Townhouse Association will **NOT** have access to your mailbox after key distribution.



New Cluster Mailboxes in Valencia Courts

AUTOMATIC DRAFT OF HOMEOWNERS' ASSOCIATION DUES

The HSVTHA offers the convenience of Automatic Direct Draft for your association assessments. The Automatic Direct Draft debits your homeowners' association assessments from your bank account. This eliminates the need for you to write checks. To set up this Automatic Draft, complete the following authorization form and return it to us with a voided check.

*** Please note: Forms received without a voided check will be processed using the numbers provided. Bank returns due to incorrect routing or account numbers on the form will be subject to a returned check fee which will be charged to your account. Please send this form to:

**Hot Springs Village Townhouse Association
PO Box 22206
Little Rock, AR 72221-2206**

The account that you choose below will be charged on the 4th to the 6th of the month, depending on weekends, holiday or other circumstances. Please note that your funds must be available on the 5th day of the month. Everyone using the ACH draft in your Association is drafted at one time as a batch. We are unable to draft individual accounts on specific days. This service can be canceled at any time by notifying the HSVTHA or your bank in writing.

AUTHORIZATION AGREEMENT FOR AUTOMATIC DRAFTS

I hereby authorize Best Management Association Co., LLC, Agent for your association, to initiate debits from my checking account at the financial institution listed below. Dues will be deducted around the 5th of each billing cycle. This authority shall remain in full force and effect until Best Management has received written notification from me of its termination, allowing it reasonable time to act on my notification. I also understand that if corrections in the debit amount are necessary, it may involve an adjustment (credit or debit) to my account.

**For questions about this form:
hsvfinance@bestmanagement.net or hsv.tha@sbcglobal.net.
Call us at 501-224-4840 or 501-922-1375.
This Authorization is Non-Negotiable and Non-Transferable.**

Name of Financial Institution: _____ Branch: _____

Routing (ABA) #: _____ Account #: _____

Court/Unit: _____ Property Address: _____

Signature: _____ Date: _____

Please include your mailing address, phone number and email address below:

Mailing Address: _____ Phone: _____

Email: _____

Which month would you like to start: _____



1 Perralena Lane Hot Springs Village, AR 71909
 Phone (501) 922-1375 Fax (501) 915-9347 Email Address hsv.tha@sbcglobal.net

OWNER'S INFORMATION FORM

PLEASE FILL OUT AND RETURN TO THE TOWNHOUSE OFFICE

DATE: _____

1. Townhouse Address: _____

Lot: _____ Block: _____ Court: _____

Owner's name: _____

Mailing address: _____

If PO Box, street address: _____

City: _____ State _____ Zip Code _____

Tele Home: (____) _____ Tele Office: (____) _____

Tele Cell #1: (____) _____ Office Fax: (____) _____

Tele Cell #2: (____) _____

Email address: _____

2. Is the unit a Rental Property?: Yes No If yes, Long Term or "Nightly"

Name and Phone Number of Property Manager: _____

Manager: _____ Phone (____) _____

If long term rental, name and phone number of resident(s)

If the unit is not a rental, and the owner lives elsewhere, who has the emergency key?

Name: _____ Phone: _____

3. Emergency Contact: Relationship: _____

Name: _____ Phone: (____) _____

Tele Home: (____) _____ Tele Office: (____) _____

Tele Cell: (____) _____

4. Permission to provide your contact information to adjoining owners or your court representative(s), if needed? Yes No