

HSVTHA Newsletter

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Hot Spring Village, AR 71909

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Spring 2023



HSVTHA Board of Directors

- Dennis Simpson—President
- O. J. Miles—Vice Pres.
- Paul Merritt—Treasurer
- Virginia Pinkley—Secretary
- Bill Foulk—Director
- Todd Woodward—Director
- Jean Roberts—Director

HSVTHA Contacts

Gayle Annis —Administration
Melissa Speers—Administration

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.

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FROM THE PRESIDENT



Ah, Spring, New Beginnings and new opportunities. The HSVTHA faces this and more as the flowers bloom and the grass begins to grow (and will need mowing!) In short, we are facing issues we have not seen in over 20 years. Record inflation has simply wrecked many of the court budgets in the THA and we are moving quickly to try and assess and catch up with the changes.

THA By-Laws require that we create a minimum 3-year budget (can be more often but is mandated every 3). With changes and increased expenses, we will be revising these soon and presenting the budgets to the Court Owners for a vote very soon. Additionally, there may be court changes we will be presenting shortly also. All in all... a very busy and exciting time at the HSVTHA.

Questions or concerns? Please contact the THA office. 501-922-1375 or hsv.tha@sbcglobal.net.

Dennis Simpson, President,

BEST ASSOCIATION MANAGEMENT HIT WITH TORNADO

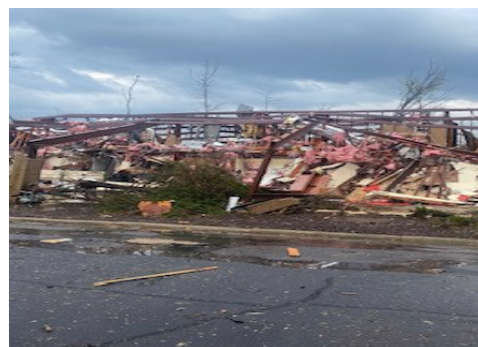
A tornado moved through the metro area of Little Rock, Arkansas, in the afternoon of Friday, March 31. The tornado has been classified an EF3 tornado with winds up to 165 mph and a path length across 20-25 miles.

Excerpts from an Eyewitness, News ABC report relay that Fire Department Capt. Jacob Lear-Sadowsky said. "Damage was centered in West Little Rock, where multiple structures, both commercial and residential, were destroyed."

The photos below were taken on Shackelford Road. Best Management's building is the middle structure. The fire station is the building above theirs.

Best Association Management Co., LLC is a full-service association management company (AMC) which handles receiving the THA owners' assessment payments and the bookkeeping functions that go along with that. The tornado damage did result in the several days of downtime for the THA office regarding accessing owners' database files. However, the THA staff didn't miss a beat and was able to carry on regular duties with very little problems. Best Management was able to move their offices to a new location almost immediately. Clean-up and file retrieval took a little longer, but Best Company's staff was up and operating efficiently within a week's time. The THA is extremely grateful for Best Co.'s valiant efforts.

Excerpts from Eyewitness, News ABC 7 on April 2, 2023



THA PARKING POLICY

As summer draws near, problems concerning the parking in our courts increase. If you have your townhouse on a rental program, remind your property management company and/or renters of the policy concerning parking within the Association's courts.



Each townhouse has the use of two (2) parking spaces directly in front of or adjacent to his/her townhouse. If two (2) spaces are not available, as in some cases where there is insufficient parking spaces in front of the townhouse, overflow parking areas may be utilized. Parking off parking pads or drive-ways is prohibited within the courts!

Habitually parking trailers, campers, boats, motor homes and commercial vehicles is also prohibited in the courts. POA policy limits the parking to 72 hours.

Within that time frame, that they must fit into one (1) of the parking spaces for that townhouse and cannot block the roadway. If they are too large for a parking space, then the owner/renter must make other arrangements for parking outside of the court. The THA does have authority to have vehicles towed.

COURT SIGN SPRUCE



Ann King, Shirley Andersen, Cheri Heinrich, Sue Gesaman, Sandy Corzatt, and Jennifer Arndt (not pictured).

The photo above is a great example of townhouse owners doing their part to protect and enhance property values within the Townhouse Association.

The owners in Villa Alegre Courts gathered together on a lovely, spring day to improve the appearance of the area around the Villa Alegre Courts entrance sign.

These fine ladies, not only had a fun time getting together for some fresh air and sunshine, but made a big difference to the welcome all can expect when driving into Villa Alegre Courts.

SC&CIC REPRESENTATIVES

Steve Pinkley	318-453-0414	Arista
Rich Zavrel	612-508-5586	Balboa
Jean Roberts	318-860-4654	Castellon
Bobbie Wilson	501-922-3357	Coronado
Myra Sanders	903-276-2150	Cortez
Melanie Clark	715-551-0399	Desoto
Position Available		Guadalajara
Brian Parkinson	501-209-9718	La Coruna
Bob Timme	817-371-9035	Lanza
Caron Timme	817-863-3869	Lanza
Position Available		Madrid #1
Robert Delong	501-915-9765	Madrid #2
Position Available		Madrid #3
Russ Bartels	319-360-4561	Madrid #4
Sally Jelinek	501-922-8017	Magellan
Joyce Benning	501-941-8758	Majorca #2
Jean Woodworth	501-209-5175	Majorca #2
Gary Smith	501-915-0703	Majorca #4
Robert Downey	501-226-5937	Majorca #4
Cheryl Boehmke	608 617-0855	Segovia
David Anderson	501-204-4911	Valencia
Gloria Alford	501-922-0955	Villa Alegre



SC&CIC



Greetings to THA Property Owners:

As your new Standards, Control and Capital Improvements Committee Chair, I would like to introduce myself. My name is Melanie Clark. I live with my husband, Roy, in De Soto Courts. I am a transplant from Wisconsin, where it's cold and the state food is cheese. We moved to Hot Springs in 2019 and purchased a townhouse in 2020. Roy grew up in Camden, AR. We are both Army veterans.

I applied for this position to make a difference in our new community. Village people are, for the most part, kind and decent. We felt at home almost immediately. Hot Springs Village is a great place to live and residents can be proud to live here.

Each court has or should have a representative in the committee. Included in this newsletter is a list of representatives we have at this time. I encourage you to get to know your rep. We are here to help. We are also open to any input from other property owners. Together, we can keep this a pleasant place to live.

If there is anything I can do for you, please contact me. I look forward to meeting as many of you as I can.

melanieswidgets@gmail.com or (715) 551-0399

2023 ASSOCIATION BOARD MEETING SCHEDULE—UPDATE

Friday, April 21, 2023 at 9:30 am

Friday, May 19, 2023 at 9:30 am

Friday, June 16, 2023 at 9:30 am

Please visit Townhouse Association website at www.hsvtha.com for future meeting dates. All meetings are held at the THA Community Center Office Building at 1 Perralena Lane.



2023 OFFICE HOLIDAY SCHEDULE

Holiday	Date Observed	Day	THA Office
*Good Friday	4/7/2023	*Friday	Closed
THA Annual Meeting	5/12/2023	Friday	Closed
Memorial Day	5/29/2023	Monday	Closed
July 4th	7/4/2023	Tuesday	Closed
Labor Day	9/4/2023	Monday	Closed
Thanksgiving	11/23 & 11/24/2023	Thursday - *Friday	Closed
Christmas & New Years	12/25/2023-1/2/2024	Monday-Tuesday	Closed

The office is closed on Fridays., but opened for any THA meetings.



HSV SC&C

Painting/Siding/Roofing

In an effort to upgrade and protect townhouse investments in HSV, the Townhouse Board of Directors adopted procedures for Building and Side Improvements in January 2001. These standards apply to all townhouse courts in Hot Springs Village, AR.

Each townhouse area sets up its own color selection committee to recommend color choices for that court. **The approved color palettes for exterior siding, trim and doors are on file in the THA office. Roofing samples are also available at the THA office, along with a pre-approved color selection for each court.** The THA has on file a list of painters whose work was recommended by local paint suppliers or homeowners who are satisfied with the painters' work. *(Cont next column.)*

(HSV SC&C, Painting/Siding/Roofing cont.)

Each townhouse area sets up its own color selection committee to recommend color choices for that court. **The approved color palettes for exterior siding, trim and doors are on file in the THA office. Roofing samples are also available at the THA office, along with a pre-approved color selection for each court.** The THA has on file a list of painters whose work was recommended by local paint suppliers or homeowners who are satisfied with the painters' work.

Most courts will be painted with the same colors for the main structure and trim. The selection committees in some courts have up-dated the color tones. Courts which already have various colors, and/or units with vinyl siding **MUST** choose colors which match adjoining units if the color has been approved by the Standards & Controls Committee. **Ideally, an entire structure would be painted the same color. If an owner in a section wants to change paint colors, the HSVTHA must approve the color via Application to Paint.** Included in this application is a Signed Consent Form from all owners in that structure (if they do not want to paint this color at this time), approving of same and that they will paint this same approved color within a 6 Month Period, from date of Approved Application. If owner wants to change color(s) of the existing door color, an application must be presented to the HSVTHA. If existing door is painted a color different from existing color, without presentation of said application, the owner may be requested to repaint the door. Purpose is to have colors blend with existing colors in townhouse court. If the townhouse owner is changing existing deck color (paint/stain), that color must match or blend with those colors of adjoining townhouses (if applicable). If Application to Change Color is not presented, the townhouse owner may be requested to repaint/ restain.

Any changes in color must be approved by the HSVTHA Standards & Controls Committee Court Representative prior to work being done.

Each homeowner should get estimates and recommendations on his/her own. It is important to coordinate painting and roofing with adjoining owners. Contractors will often give a better price for doing a complete building at the same time. If the owners in your structural unit do not agree to paint at the same time you do, you must request they sign a consent form before the work begins and turn it into the THA office. Consent forms are available at the THA office.

The Standard, Control and Capital Improvements Committee members have consulted with numerous local paint supply companies. All recommend the highest quality exterior latex with a mildew inhibitor added.

Each one of the companies stated that they could match colors. The S&C members and the selection committee members have done extensive research in order to make your re-painting as easy as possible for you the townhouse owner. Please consult the information on file at the THA office before painting and roofing your townhouse unit(s).

**REMEMBER, USE THE BEST QUALITY
PAINT**

THE BIGGEST COST IS THE LABOR

TRASH DISPOSAL PROCEDURES & REGULATIONS

The following are requirements **which must be met by every townhouse owner, tenant, property manager or rental agency.**

1. Trash routes will begin at 8:00 A.M.
2. The normal trash routes will pick up household waste only.
3. Trash must be bagged even though it is put into a can.
4. Do not place loose trash in the trash can.
5. Do not place any trash on the corral floor; all must be bagged and in a trash can.
6. 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.
7. Special pick up items include things such as: wood, furniture, water heaters, grills, metal pieces, etc.
8. 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.

9. **DO NOT PUT LIQUID PAINT IN THE TRASH CONTAINER OR CORRAL!** **If you have liquid paint, take lid the off the paint can and mix kitty litter with it until it becomes a solid.** When it becomes a solid, you can take it out to your trash can and sit it beside the trash can with the lid off so the waste haulers can see that it is a solid. It will then be picked up.



Owners, Tenants, Property Managers who use the community trash corral are responsible for disposing their trash in a neat and orderly manner.

REMEMBER: - Loose trash can be strewn around by wildlife which can create an unsightly and unhealthy situation. If animals do make a mess, please be a good citizen and pick it up.

HSVTHA WEEKLY TRASH PICK-UP DAYS

	<u>MONDAY</u>		<u>TUESDAY</u>		<u>THURSDAY</u>		<u>FRIDAY</u>
2XWk	Desoto	2XWk	Cortez	2XWk	Desoto	2XWk	Cortez
2XWk	Valencia	2XWk	Madrid	2XWk	Valencia	2XWk	Madrid
2XWk	Coronado	2XWk	Guadalajara	2XWk	Coronado	2XWk	Guadalajara
1XWk	Majorca 4	2XWk	La Coruna	1XWk	Lanza	2XWk	La Coruna
1XWk	Majorca 2	1XWk	Segovia	1XWk	Balboa Cove	1XWk	Villa Alegre
		1XWk	Castellon	1XWk	Magellan		
				1XWk	Arista		

TRASH PICK-UP SCHEDULE

Sunday, January 1—New Year’s Day (Observed Monday, January 2)—

Monday’s route on Tuesday; Tuesday’s route on Wednesday; Thursday & Friday no change

Monday, January 16—Martin Luther King’s Birthday — Monday’s route on Tuesday; Tuesday’s route on Wednesday; Thursday & Friday no change

Monday, February 20—George Washington’s Birthday — Monday’s route on Tuesday; Tuesday’s route on Wednesday; Thursday & Friday no change

Monday, May 29 — Memorial Day — Monday’s route on Tuesday; Tuesday’s route on Wednesday; Thursday & Friday no change

Tuesday, July 4 —Independence Day — Monday no change; Tuesday’s route on Wednesday; Thursday & Friday no change.

Monday, September 4 — Labor Day — Monday’s route on Tuesday; Tuesday’s route on Wednesday; Thursday & Friday no change

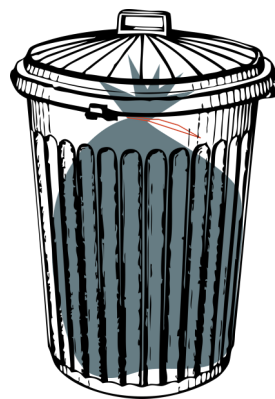
Saturday, November 11- Veteran’s Day (Observed Friday, November 10) — Monday & Tuesday routes no change; Thursday’s route on Wednesday; Friday’s route on Thursday

Thursday, November 23—Thanksgiving Day— Monday & Tuesday routes no change; Thursday’s route on Wednesday; Friday no change.

Monday, December 25—Christmas Day — Monday’s route on Tuesday; Tuesday’s route on Wednesday; Thursday & Friday no change.

Monday, January 1, 2024 — New Year’s Day — Monday’s route on Tuesday; Tuesday’s route on Wednesday; Thursday & Friday no change.

NOTE – Wednesday is the make up day when there is a holiday.





FREQUENTLY ASKED QUESTIONS

1. When I buy a townhouse, do I own any of the land around the townhouse?

Yes, you own the property within the platted property lines. A copy of the plat map may be obtained at the HSV POA Public Works Dept. Because the land was not surveyed at the time of construction, there may be some variations. Questions need to be resolved by the Association's Board of Directors at the time of inquiry.

2. Are townhouses and condos insured the same?

No. When you buy a townhouse, you are responsible for repairs and maintenance of the inside and outside of the dwelling. Townhouses should be insured just like a free-standing house would be, with the exception of the common wall.

3. May I add onto my townhouse?

Yes, providing the addition does not extend past the platted lines for that townhouse and a Building Application has been submitted to the HSVTHA. The addition must be approved by the HSVTHA Architectural Review Committee (THA ARC) and the HSVPOA Architectural Control Committee (POA ACC). Depending on the type of addition, approval from the adjoining owners may be required before the application will be considered.

4. May I paint or roof my townhouse any color I want?

No. In 2001 the HSVTHA Board of Directors approved the roofing and painting guidelines submitted by the HSVTHA Standards, Control and Capital Improvement Committee (SC&C). These guidelines require all townhouses in a section to have the same roof and paint colors.

Approved paint and roofing colors can be seen at the Townhouse Association office.

Paint and Roofing applications must be approved by the Association office before work can begin.

5. What if I want to roof or paint a different color than what is approved?

In some courts all the townhouses are painted and roofed the same colors. In these courts, townhouse owners are not allowed to change the colors.

In other courts where there is no consistent color throughout the court, owners in a section can get together, decide on a color, and submit an application to the Townhouse Association for approval.

6. When are assessments due?

Assessments are due on the 1st day of each month.

Coupons are sent to townhouse owners at the end of each year for the following year.

Owners can pay by check, automatic bank draft or bank online checks. (The POA requires a separate auto draft.)

7. What is Limited Common Property?

Limited Common Property (LCP) means all real property and appurtenances owned by the Townhouse Association for the common use and enjoyment of the members of the Association, tenants and their guests.

8. What do the HSV Townhouse Association monthly assessments cover?

Direct Court Expenses of General lawn care – mowing, weeding, blowing, trimming of shrubs, and watering of the grounds.

Direct Court Expenses of Grounds maintenance care – fertilizing grass areas, weed control, tree cutting and trimming, refurbishing gravel areas, re-seeding grass areas, erosion control, etc.

Direct Court Expenses of the Maintenance of capital items – trash corrals, drains, bridges, public steps, water irrigation systems, etc.

Shared Expenses of the maintenance of the limited common property in that specific court, and the operating expenses for the Townhouse Association to do business. Shared expenses are \$16.67 per month per townhouse.

9. Unless I have a private driveway, how many parking spaces do I have for my townhouse?

Townhouse owners are allowed two parking spaces closest to their townhouse. However, when Cooper Communities built the townhouses some courts did not have enough parking spaces for each townhouse to have two spaces. In this case, townhouse owners may utilize "overflow" parking areas. Examples: Desoto Courts and a few townhouses in Valencia Courts.

10. May I park a boat or trailer in my parking space?

No, not on a regular basis. There is a 72-hour limit. They must be parked in one of the two parking spaces allowed for the townhouse. If the trailer is too large for a parking space, it may not be parked in the court. Habitual parking is prohibited.

11. May I put up a fence?

The majority of the time the answer will be no. However, depending on the location of the townhouse a small 3' picket type fence may be allowed within the lot lines of the townhouse, providing the other owners in that section do not object. A Building Application is required and needs to be submitted to the HSVTHA Architectural Review Committee & the HSVTHA Standards, Control, and Capital Improvement Committee for their approval.

12. What about Trash Disposal?

DO NOT PUT LOOSE TRASH IN THE TRASH CAN OR ON THE CORRAL FLOOR!! All trash must be secured in plastic bags, **No Exceptions.**

All boxes are to be cut down or flattened out and should fit in a trash can.

Trash corral debris is normal household waste only, not lawn debris, such as grass, leaves, twigs and limbs.

Other items, such as furniture or construction materials, should NOT be put in the corral, as it will not be picked up. Please call the POA Public Works Dept. at 501-922-5524 to make arrangements and get rates for a special pick up of these items.

13. Trash for Nightly & Long-Term Rentals.

The Association requests housekeeping people and renters must be informed of the trash procedures.

14. Pets and Townhouses

Pets should be controlled at all times and on a leash.

Owners/Renters are responsible for picking up after their pets in **ALL AREAS** of a court. Gravel areas **ARE NOT "DOGGY BATHROOMS"**.

Leaving pets outside for extended periods or tied to trees, especially on common property, is prohibited.

15. If a court streetlight is out, who should be notified?

Contact the POA Public Works Department at 501-922-5524.

16. Who is responsible for trimming or cutting down trees?

The THA, if the tree is located on LCP, and the owner of the townhouse, if it is located on their platted lot. A Tree Cutting Application is required.

17. Are barbecue grills allowed?

Charcoal grills should not be used on wooden decks. (Ashes and/or charcoal are a fire hazard.) Propane or electric grills are allowed.

18. What about fire pits?

All fire pits must be registered at the Cortez Fire Station at 110 Cortez Road, phone number 501-922-2210. A permit must be obtained.

19. Who maintains driveways, sidewalks, parking areas, and utility lines?

The owner is responsible for these areas per ingress and egress rights.

HSV TOWNHOUSE ASSOCIATION

APPLICATION PROCEDURE FOR BUILDING AND SITE IMPROVEMENTS *(Required Information)*

Because of strict building codes at HSV, and to protect the townhouse owners, ***all building or site modifications are to be approved by the THA Architectural Review Committee (ARC) and the HSVPOA Architectural Control Committee (ACC). Necessary applications and permits must be issued, before construction is begun.*** This includes deck extensions, enclosures, or additions, awnings, etc., in/on all townhouse units. Following THA approval, plans will be forwarded to the HSVPOA ACC for final approval.

Any construction that affects landscaping shall cause said landscaping to be corrected and/or replaced at the cost of the contractor or the owner (not the THA). In addition, the contractor doing any work is responsible for removing any debris at the construction site.

A change of color of the exterior paint, or change of exterior siding, or change in roofing materials or color must have the prior approval of the THA ARC as well as written approval of the other owners in their structural unit.

In order to protect you, the owner, all construction requires the preparation of adequate engineering drawings, plans and specifications which show the following:

1. Plat lines and all views of the planned improvement, including elevations, side, end, isometric, etc., to allow THA ARC to determine if property is being improved within the limits of the covenant.
2. All dimensions, i.e., length, depth, roof structure, number of posts, depth of posts in the ground, storage areas, facing on posts; stone, brick, wood, etc., and a list of all building materials.
3. Support posts properly anchored in a concrete footing 12 – 24” in the ground.
4. All deck railings are to be no further than 4” apart and MUST be vertical.

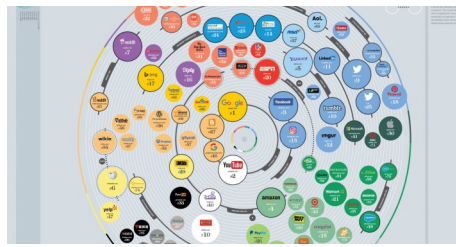
In addition:

5. All materials are to be the same as previously used in/on the building, with the exception of wood shake shingles because of the fire hazard they present.
6. All construction will be done per approved drawings and specifications only.
7. The Townhouse ARC will monitor the building or improvement project, as will the HSV ACC.
8. Applicants must include gutters and/or splashguards on additions or enclosures to keep water from draining onto adjoining townhouse decks or structures.

The following procedures must be followed prior to beginning any construction:

1. The “Application for Permit to Make Alteration and/or Additions to Existing Property” and consent forms must be obtained from the Townhouse Association office.
2. Signatures on the consent form must be obtained from Townhouse Owners of the same structural unit unless the THA ARC waives consent. Obtaining these signatures is the responsibility of the homeowner.
3. The name of the “Contractor” must be shown on the ACC form before it can be approved.
4. The application permit, signed consent forms, one (1) copy of the plans, drawings and specifications, as outlined above, must be delivered to the THA office.
5. The THA ARC will review all applications and pass them on to the HSV ACC for review.
6. After receiving recommendations from the THA ARC, the HSV ACC will review the application and, upon approval, issue permit(s) necessary for the project. No construction should be begun prior to this final approval!
7. When a roof needs replacement, approval must be obtained from the THA ARC. (Wood shake shingles will not be allowed as replacement due to fire hazard.)
8. The THA ARC may recommend that the Townhouse Board of Directors approve any application for improvements when any owners in the same structural unit fail to reply to the consent form, or if objections appear to be unreasonable.





- **Announcements Regarding 2023 Court Budget**

HELPFUL INFORMATION ON THA WEBSITE

www.hsvtha.com:

The following items and/or applications along with their instructions and/or procedures, if applicable, can be picked up at the THA office or accessed on the THA website.

- **Board Meeting Agendas**
- **Board Meeting Minutes**
- **HSVPOA Original Declaration**
- **HSVTHA Articles of Incorporation**
- **HSVTHA Supplemental Declaration**
- **HSVTHA By-Laws**
- **THA Meeting & Holiday Schedule**
- **Application to Serve on the Board of Directors**
- **Application to Serve on Committees**
- **Application for Permit to Make Alteration and/or Additions to Existing Property and Neighbor Consent Form**
- **Application for Re-Painting or Vinyl Siding**
- **Application for Re-Roofing**
- **Landscaping Application on Limited Common Property**
- **Live Tree/Brush Cutting Application**
- **Townhouse Community Center Rental Agreement**

Our Office Hours are: Monday – Thursday 8:00 a.m. – 12:00 p.m