



Townhouse Association

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

HSVTHA Erosion in the Courts

November 12, 2018

In September 2013, the HSVTHA Board of Directors Clarified the Association's stand on EROSION in the COURTS. Erosion issues continue to occur all over the Village. All are aware of how frustrating an EROSION problem can be around a Townhouse. Erosion on the owner's platted lot is the responsibility of the owner to correct.

Each year the SC&C representatives in the various courts, along with the President and/or General Manager, may prioritize common properties in the courts for work to be done the next year. The projects are rated in three (3) criteria: Urgent/Safety, then Needs and finally Wants. When this is done, areas are identified for larger Capital Improvements. SAFETY issues will take precedence over NEEDS and WANTS.

Safety issues reported to the HSVTHA should be addressed immediately. Upon agreement of the Safety issue, and provided the funds are available, the HSVTHA may pay the cost of improvements and the individual court will be billed accordingly.

NEEDS and WANTS will require a majority approval vote by residents in the court as funds are available. If project is not approved, the HSVTHA will advise the applicant accordingly.