

HSVTHA Newsletter

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Hot Spring Village, AR 71909

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DECEMBER 2023

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

HSVTHA Contacts

Gayle Annis —Administration
Melissa Speers—Administration

Fee Payments Contacts

Best Management Co., LLC
Renee, 501-224-4840 ext 101

THA Office Hours:

Monday - Thursday, 8:00
a.m. to 12:00 noon.

For an appointment, call
501-922-1375 or email
hsvthainfo@hsvtha.com

Inside topics.....

| | Page |
|--------------------------|------|
| From The President | 1 |
| 2024 Assessment Rates | 1 |
| GM Recap | 2 |
| Court Reps List | 2 |
| THA Community Center | 2 |
| Board Meeting Schedule | 3 |
| 2023 Holiday Schedule | 3 |
| Monthly Coupons | 3 |
| Pet Policy | 3 |
| Roof /Gutter Maintenance | 3 |
| THA Sanitation Info | 4 |
| THA Rental Standards | 5 |
| FAQ's | 6 |

FROM THE PRESIDENT



Thank you for YOUR participation in our first ever EMAIL-based voting. On Friday the 10th of November the THA Nomination and Elections Committee met at noon at the THA offices and counted the votes for the 2024 court budgets. There were a total of 485 valid votes cast. Votes are only valid if the THA dues are current.

The number needed for the quorum was 472 so this was deemed to be a valid vote.

The results for each court are:

| COURT | YES | NO |
|--------------|------------|------------|
| | FOR | AGAINST |
| ARISTA | 9 | 4 |
| BALBO COVE | 7 | 1 |
| CASTELLON | 13 | 11 |
| CORONADO | 39 | 14 |
| CORTEZ | 29 | 11 |
| DESOTO | 40 | 9 |
| DIVINO | 15 | 0 |
| GUADALAJARA | 19 | 4 |
| LA CORUNA | 31 | 8 |
| LANZA | 10 | 2 |
| MADRID | 50 | 14 |
| MAGELLAN | 10 | 3 |
| MAJORCA 2 | 15 | 7 |
| MAJORCA 4 | 12 | 11 |
| SEGOVIA | 9 | 2 |
| VALENCIA | 40 | 5 |
| VILLA ALEGRE | 23 | 8 |
| TOTAL | 371 | 114 |

Results: 76.5% of all votes cast FOR,
23.5% of all votes cast NO.

At 2pm on the same day your THA Board resumed the meeting and

(cont. next column)

(From the President cont.)

voted to accept the information from the Election Committee and additionally voted to implement the new budget changes effective 1-1-2024.

Thank you one and all for your participation. Special thanks to Melanie Clark for heading the Nominating and Elections Committee and the committee members.

To say this has been a significant undertaking is an understatement. Seventeen (17) meetings, one with each court for 5 consecutive weeks was rather grueling, but VERY educational for the Board and others. These meetings resulted in changes in the budgets and termination of a vendor.

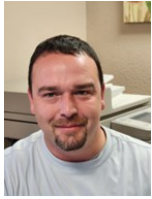
With this new knowledge in hand, it appears that the Board is on the next page. That page reads, "How do we improve and not just maintain the courts?" Please stay tuned for more improvement in our communications and implementation.

Dennis Simpson, President

2024 ASSESSMENT RATES

| Court | No. of Units | Monthly Assesment |
|--------------|--------------|-------------------|
| ARISTA | 20 | 123.00 |
| BALBOA | 10 | 154.00 |
| CASTELLON | 52 | 116.00 |
| CORONADO | 101 | 92.00 |
| CORTEZ | 58 | 101.00 |
| DESOTO | 90 | 87.00 |
| DIVINO | 16 | 179.00 |
| GUADALAJARA | 63 | 100.00 |
| LA CORUNA | 67 | 92.00 |
| LANZA | 16 | 118.00 |
| MADRID | 152 | 100.00 |
| MAGELLAN | 20 | 139.00 |
| MAJORCA 2 | 38 | 116.00 |
| MAJORCA 4 | 33 | 109.00 |
| SEGOVIA | 21 | 108.00 |
| VALENCIA | 130 | 87.00 |
| VILLA ALEGRA | 56 | 106.00 |





GM RECAP

As the year comes to a close, we have a lot to reflect back on. We have had a year of planning, changes, and improvements. Working on anything from finding and cleaning out a plugged small drain to cleaning out the unmaintained area of an entire court.

I would like to thank all of you that voted in our latest budget assessment. We met a quorum by less than 15 votes. With the quorum met we had about a 75% vote to approve the budget. I truly thank you for your consideration and vote. We are looking to make some improvements in the courts in the near future. The new assessment will help make those things possible as funds are built up and available. Some things to keep in mind for this season-

1. **Leaves, Leaves, and MORE LEAVES!** The leaves have mostly fallen, and the crews are steadily working to get everything cleaned up. As the rains come through, leaves become harder to move and take longer to dry out for removal. Please be patient as the yard crews will get it all completed as quickly as they can.

2. **BRRRR! It's Cold Outside!** As temperatures turn cold keep in mind freezing pipes and be a friendly neighbor. If your home has a constant struggle with staying cooler, then it is likely you may have some insulation problems which will make your pipes more likely to freeze. The simple solution is to leave your cabinet doors open and faucets dripping while temperatures dip below freezing. Make sure to disconnect water hoses and cover all outside spigots to prevent freezing.

You, being a friendly neighbor, would not only mention these to someone but also might check on them as it gets colder. Checking on your friends and neighbors could potentially save a life if they had fallen or injured themselves. In this season people tend to be less active outside so it may seem normal not to see someone out and about but checking on them could really help.

3. **Starting a new year with new info-** If you have recently had a phone number, email address, or mailing address change, please update the office with your corrected information. Keeping in contact with you keeps us all on the same page and out of the weeds.

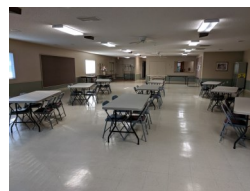
On behalf of the THA office staff, I'd like to wish you all a Merry Christmas and Happy New Year. We look forward to continuing to help however you may need and do all we can every day for each of you.

Kevin Meacham, General Manager

**Thank you &
Merry Christmas**

**SC&CIC
COURT REPRESENTATIVE LISTING**

| | | |
|------------------|------------------|--------------|
| Steve Pinkley | 318-453-0414 | Arista |
| Larry Draeger | 501-915-4880 | Balboa Cove |
| Rich Zavrel | 612-508-5586 | Balboa Cove |
| <i>Position</i> | <i>Available</i> | Castellon |
| Bobbie Wilson | 501-922-3357 | Coronado |
| Stan Young | 501-350-6694 | Coronado |
| Deborah Denton | 501-519-4149 | Cortez |
| Myra Sanders | 903-276-2150 | Cortez |
| Juanita Wilbanks | 501-209-1473 | Cortez |
| Melanie Clark | 715-557-0399 | Desoto |
| Ray Harmon | 479-276-9477 | Divino |
| <i>Position</i> | <i>Available</i> | Guadalajara |
| <i>Position</i> | <i>Available</i> | La Coruna |
| Bob Timme | 817-371-9035 | Lanza |
| Caron Timme | 817-863-3869 | Lanza |
| <i>Position</i> | <i>Available</i> | Madrid #1 |
| Robert Delong | 501-915-9765 | Madrid #2 |
| <i>Position</i> | <i>Available</i> | Madrid #2 |
| Russ Bartels | 319-360-4531 | Madrid #4 |
| Wayne Dyer | 501-690-0502 | Magellan |
| Sally Jelinek | 501 922 8017 | Magellan |
| Joyce Benning | 501-915-8824 | Majorca2 |
| Robert Downey | 501-269-8381 | Majorca 4 |
| Gary Smith | 501-915-0703 | Majorca 4 |
| Catherine Brow | 501-276-9845 | Segovia |
| Suzanne Flannery | 760-604-804 | Segovia |
| Cheryl Boehmke | 608-617-0855 | Segovia |
| David Anderson | 501-282-3981 | Valencia |
| Gloria Alford | 501-922-0955 | Villa Alegre |
| Tom Dean | 504-559-1982 | Villa Alegre |
| Cheri Heinrich | 815-212-2476 | Villa Alegre |



**THA COMMUNITY
CENTER BUILDING**

In the last several years, the THA has experienced quite a number of new owners. Many of you may not realize that, besides the offices, the THA has additional space for rental purposes.

The HSVTHA Community Center is a great facility available to lease for parties, meetings, weddings, anniversaries, receptions, etc. It is located at 1 Perralena Lane in Valencia Courts adjacent to the THA office. Rental is available to all townhouse members at a reduced rate. Visit the THA website at www.hsvtha.com for more info and photos.

Reservations may be made through the THA office between 8:00 A.M. and 12:00 P.M., Monday through Thursday. Call 501- 922-1375 or stop by to see about scheduling your event.

2024 ASSOCIATION BOARD MEETING SCHEDULE

| DAY | DATE | TIME |
|--------|--------------|----------|
| Friday | January 12 | 10:00 AM |
| Friday | February 9 | 10:00 AM |
| Friday | March 8 | 10:00 AM |
| Friday | April 12 | 10:00 AM |
| Friday | May 10 | 10:00 AM |
| Friday | June 14 | 10:00 AM |
| Friday | July 12 | 10:00 AM |
| Friday | August 9 | 10:00 AM |
| Friday | September 13 | 10:00 AM |
| Friday | October 11 | 10:00 AM |
| Friday | November 8 | 10:00 AM |
| Friday | December 13 | 10:00 AM |

All board meetings are scheduled on the second Friday of every month. The meetings are at 10:00 am at the THA Community Center Building. Refer to the THA website at www.hsvtha.com for any change announcements.

2024 OFFICE HOLIDAY SCHEDULE

| Holiday | Date Observed | Day | THA Office |
|-------------------|----------------|-----------|------------|
| New Year's | 1/ 1-1/2/2024 | Mon-Tues | Closed |
| Good Friday | 3/29/24 | Friday | Closed |
| Annual Meeting | 5/12/24 | Friday | Closed |
| Memorial Day | 5/27/24 | Monday | Closed |
| July 4th | 7/4/24 | Thursday | Closed |
| Labor Day | 9/2/24 | Monday | Closed |
| Thanksgiving | 11/28-11/28/24 | Thurs-Fri | Closed |
| Christmas Holiday | 12/30-1/2/25 | Mon-Tues | Closed |
| | | | |

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

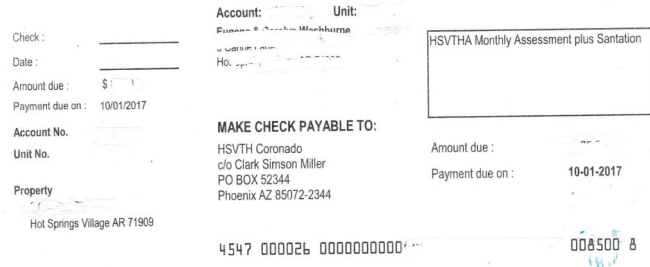
GUTTERS AND/OR ROOFS



Rain and wind throughout the year have filled the roofs and gutters with leaves and tree debris. Now, with the leaves down, there is the opportunity to clean off all those roofs and clean out all the gutters. Driving around throughout the Village provides ample proof of this need. Taking action will extend the life of the roofs and protect the property value of your townhouse.

2024 ASSESSMENT COUPONS

HSV Townhouse Association 2024 assessment coupons will be mailed mid-December for those owners who pay by paper CHECK only. Please be watching for the coupons. Call the THA office if you have not received your coupons by December 29, 2023 (501-922-1375). See sample coupon below.



The coupon with your payment may be left in the THA office door slot, mailed to the THA office or mailed to Best Management Co. If mailed to Best Management, please be sure to include the 4 digit zip code extension in the address. Mail to -

HSV Townhouse Association
c/o Best Assoc. Management
PO Box 22206
Little Rock AR 72221-2206

There is an increase of the monthly THA assessment for most courts in 2024. If you are currently on automatic bank draft (ACH), the updated amount will automatically be drafted. If you have your bank send an assessment check, you will have to relay the new amount to your bank for the new amount to be paid.



HSV PET POLICY



All pet owners are being reminded that it is their responsibility, at all times, to pick up after their pets when taking them outside, regardless of the size of your pet. It ALL accumulates and gets stuck on the bottom of a shoe—makes an unsanitary mess and smells bad! This is also an example of protecting property values.

In addition, pets must be on leashes when outside. This has become a growing problem in some of our courts. However, pets cannot be left chained outside or left on decks for extended periods of time. Garland and Saline Counties have noise ordinances which includes pets. (Unleashed and/or nuisance dogs can be reported to the POA Animal Control Department animalcontro@hsvpoa.org). So please be responsible pet owners and considerate of the other owners in your court.

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.
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 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 corals.** 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 trash. If you have **liquid paint, take lid off 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.

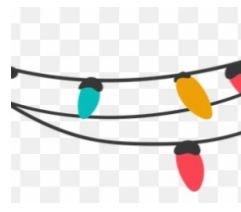
REMEMBER: - Loose trash can be strewn around by wildlife which can create an unsightly and unhealthy situation.

FYI When there is a Garland County holiday closure, Wednesdays are the alternate trash pick-up days in the Townhouse Association. The THA trash pick-up days do not coincide with the POA pick-up days. Please refer to the THA website, www.hsvtha.com, for your courts' trash pick up day during the week of a holiday.

HSVTHA WEEKLY TRASH PICK-UP DAYS BY COURT

| | MONDAY | | TUESDAY | | THURSDAY | | FRIDAY |
|------|---------------|------|----------------|------|-----------------|------|---------------|
| 2/Wk | Desoto | 2/Wk | Cortez | 2/Wk | Desoto | 2/Wk | Cortez |
| 2/Wk | Valencia | 2/Wk | Madrid | 2/Wk | Valencia | 2/Wk | Madrid |
| 2/Wk | Coronado | 2/Wk | Guadalajara | 2/Wk | Coronado | 2/Wk | Guadalajara |
| 1/Wk | Majorca 4 | 2/Wk | La Coruna | 1/Wk | Lanza | 2/Wk | La Coruna |
| 1/Wk | Majorca 2 | 1/Wk | Segovia | 1/Wk | Balboa Cove | 1/Wk | Villa Alegre |
| | | 1/Wk | Castellon | 1/Wk | Magellan | | |
| | | | | 1/Wk | Arista | | |

SANITATION HOLIDAY SCHEDULE 2023/2024



Wednesday, Christmas, December 25 – NO CHANGE

Monday, New Year's Day January 1, 2024—Monday's route on Tuesday; Tuesday's route on Wednesday; Thursday & Friday NO CHANGE.

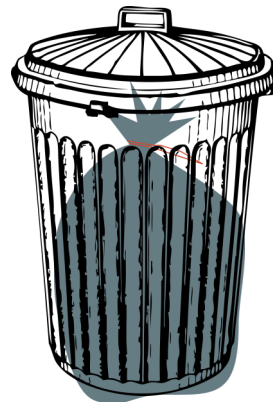


SANITATION HOLIDAY SCHEDULE 2024

Superior Sanitation company schedules pick-ups during a holiday week according to the **Garland County Sanitation** holiday schedule. The complete **2024 HSVTHA holiday schedule** will be posted at a later date, once Garland County posts its holiday schedule.



YES



NO





HSV TOWNHOUSE ASSOCIATION RENTAL STANDARDS

FOR RENTAL AGENCIES AND TOWNHOUSE OWNERS

No townhouse unit may be rented by more than six (6) people for a two-bedroom unit, and eight (8) people for a three-bedroom unit. These numbers include both adults and children. The rental agency/Townhouse Owner should verify total number upon check-in.

Renters may occupy only two parking spaces. They should not park in front of other neighbors' townhouses. Additional vehicles must use overflow parking in the court or designated parking in RV or marina areas, as no boats, motor homes, trailers, campers, trucks over $\frac{3}{4}$ ton, or any commercial vehicles are allowed to park in the townhouse areas. The rental agency should advise guests where these designated areas are located.

The rental agency/townhouse owner should advise renters that full-time residents live in the townhouse areas and that inappropriate behavior which disturbs the peace and privacy of neighbors is strictly forbidden.

The rental agency/townhouse owner is to be responsible for posting in the kitchen of a rental unit a list of townhouse regulations for garbage/trash disposal, parking, guest behavior, etc. This is to be done in addition to any "packet" the rental agency might provide the guests.

In the event there is more garbage/trash left by the guests than the unit's trash can will hold, guests should be advised to leave this in the unit, in a tied bag, to be removed by the cleaning people. Cleaning people should be instructed by the rental agency/townhouse owner **not** to place these bags of trash into the bins, as an overflow in the bins attracts birds and wild animals and leaves a mess for full-time residents to contend with. Also, this is in violation of the Arkansas Anti-Litter law, which will be enforced by the police department.

The rental agency/townhouse owner is to be aware that quarterly pest control is encouraged.

The rental agency should provide a 24-hour phone number in the event of the need to notify them of a problem after their office hours.

In the event of a long-term renter, the townhouse owner or rental agent is to notify the Townhouse office of the name and phone number of the renter.

Pets are not permitted in rental units unless the owner has indicated, in writing, and filed with the Townhouse office and/or rental agency that this will be allowed. Boarding kennels are available in the area, and a listing of these should be provided by the rental agency. Pets, where allowed, are to be on leashes at all times when out of doors. Pet owners are responsible for cleaning up after their pets.

The owner has the ultimate responsibility for the conduct of short- or long-term renters. If the owner relinquishes this responsibility to the rental agency, written acknowledgement of this is to be in the owner's Townhouse file.

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 on-line 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, weed-eating, 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 BATH-ROOMS"**.

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.