HOA President's Report-2021

Village Park Gate Code Refresh and Cameras

With the upcoming addition of security cameras to the Village Park automated gate, the HOA Board assembled a team to evaluate the effectiveness of the original gate code system. The original system had proven to be effective but needed updating given the changes in home ownership and new home structures within our community. The team, consisting of Charles Abbitt, Greg Blanc, Tom Duckett, and Arthur Harvey, made recommendations for a less difficult code management program that would be more effective in restricting access to Village Park. The team's recommendations, which have been implemented, were:

- To maintain one unique code for each residential unit.
- That existing codes for emergency and essential services, such as police and fire would not change.
- A single code would be assigned for service personnel such as those performing repairs and deliveries; and that code is 3357.

In July, the security camera and kiosk installations were completed at the entrance gate. Our security installation consists of two cameras: one that captures the vehicle at the keypad entering VP and a second higher resolution camera is aimed at the gate to capture a picture of the vehicle as well as its license plate. Funding for the gate camera system and kiosk came from existing 2020 operating reserves. Other related video security system information you may be interested in:

- Recordings are not viewed unless there is a security related incident. We do not have live or ongoing monitoring.
- Access to the recordings is limited to Asset Committee co-chairs and one member of the HOA Board.
- Video recordings will be deleted after approximately 90 days.

Should you experience a security related incident where viewing a video recording is warranted, please contact an HOA Board member.

The Board wishes to thank Charles Abbitt and Greg Blanc, co-chairs of the Asset Committee, for their time and expertise in the construction of the kiosk used to store the recording equipment and for working with the vendor on the installation of the gate cameras.

Continuing the development of the VP relationship with the Reserve at Gashes Creek

On May 7 a team consisting of Raymond McClinton, Tom Duckett, and myself met with Gary Hall, the developer of our neighboring apartment complex, to discuss and hopefully resolve Village Park concerns. The issues we talked over included:

- The need to supplement their border plantings with evergreens on Gashes Creek property to reduce light intrusion to the Meadows townhomes.
- The need for a fence to separate the Gashes Creek property from Village Park.
- The need to jointly approached the NC DOT for a traffic light on 74A.

As previously reported our meeting went very well and Mr. Hall agreed to all of our requests. Specifically, if needed, Village Park may plant evergreens on the Gashes Creek property to reduce light intrusion on the Meadows townhomes. Fortunately, it turned out that this extra layer of screening was unneeded. And with respect to the fence, the developer agreed to pay for and install a 6-foot high, chain-link fence around the entire perimeter of his property, unless there were prohibitive site restrictions, such as a stream or steep grade; and large sections of the black chain-link fence have already been installed. And finally, once the Gashes Creek apartments are fully constructed, probably early next year, Village Park and the Reserve at Gashes Creek will join neighboring developments, Cedar Crest and Berrington Apartments, in approaching the NC DOT about a traffic light.

There still is, however, one significant issue yet to be resolved. There is a gap in the fence at the rear properties of 114 and 115 Village Pointe Ln. We are currently in conversation with Mr. Hall about having a fence similar to the existing fence installed in that area.

HOA in Transition

At our January meeting, the board established a transition team consisting of Tom Duckett, Raymond McClinton, Willy Morgan, and Bob Christie to help prepare for our community's transition from a developer-controlled HOA to a resident-owner-controlled HOA. To gain some background as to what challenges we might face in making the transition, we were fortunate to have been able to network with the Biltmore Lake HOA, who is also going through a similar transition.

Key tasks that the board identified for the HOA transition team to work on, were:

1. Identify which documents should be obtained from the developer, for example easements, maps, deeds, developer agreements, etc.
2. Obtain and place these various documents on the Village Park website.
3. Determine if a Reserve Study for major components that comprise the common assets are required. The purpose of a reserve study is to assure that enough money is being set aside for the ongoing maintenance and eventual replacement of a community asset.
4. Confirm that the HOA actually owns all of the common areas.
5. Determine what components of the transition might require an attorney's guidance.
6. Determine if the Village Park declaration needs to be rewritten or just amended.

The team diligently pursued all six of these tasks, eventually placing some 30+ identified documents in Google docs, which will coordinate well with the content on the Village Park website. They also obtained bids from reserve study vendors and eventually recommended to the board to commission a reserve study to help assure that our reserve accounts are funded to safely cover the potential maintenance and future replacement of Village Park assets. The transition team also Identified any needed amendments to the VP declaration. In our discussions, we started with potentially a dozen ideas or concerns that now

have been reduced to three. These three changes are identified in our proposed sixth amendment that you will have an opportunity to vote on later in our meeting.

The target date for the transition is the end of this year and will occur through a document called a Release Control document which the developer Raymond McClinton will deliver to the board. This document will be filed with the Buncombe County Registrar of Deeds.

Village Park Website

Thanks to Sam Velopas, we are eagerly looking forward to being able to access our very own Village Park HOA website. While Sam has been working on the website's development, members of the board worked diligently to prepare, review and finalize various committee charters, upload meeting minutes and HOA policy guidelines, gather up financial reports, develop Q&As on various topics, and other site content. The website, which will be called "Village Park Asheville.com" will have various groupings of information including categories Open to the public, which will contain information such as our community's history, board member and architectural review committee contact info and other information that would be of interest to someone considering living in Village Park. Other website categories would be exclusively for Village Park homeowners and will include information that would be of interest such as financial reports, meeting minutes, future committee meeting dates, a message board, Q&As, and architectural review committee activities. And finally, third category which would be for board members and would contain our community's transition documents, vendor contracts, asset information, forms, i.e., basically, all of the records that we need to maintain and manage Village Park.

Current plans are for the website to be tested for the remainder of this year and to go live next month. We are planning to conduct a virtual tour of the website sometime in January, so be on the lookout for an email announcing the date and time.