Developer's 2021 Report

1. Two (2) developer owned lots were sold during 2021 (Lot 7 on the corner of Meadow Village Lane and Village Pointe Lane) and Lot 18,19 &20 which is one large lot).
2. The Developer owns one (1) remaining lot in Village Park which is identified as Lot 38.
3. The new owner of Lot 18, 19 &20 will be allowed to subdivide this 1.78AC lot into two (2) buildable lots.
4. The Developer's control rights as defined by our Village Park Declaration will be released by the Developer in a signed document delivered to the HOA Board and will be effective January 1, 2022.
5. The entrance area to Village Park from Hwy 74A to our gate has been replotted to show the "utilities" owned by the HOA and the landscaped areas that have been and still are maintained by the HOA. These landscaped areas are now shown on the new plat as "Landscape Easements". Our "Right of Way" at the entrance remains the same as shown on the original plat which indicates a 69 ft. width just off Hwy. 74A and then narrows to a 45 ft. width that continues throughout our community along Village Pointe Lane.
6. The ARC is presently reviewing home plans submitted by the owner of Lot 6 (first vacant lot on the right after the gate). It's a very attractive arts and craft style home and will make a wonderful addition to our community. We have had discussions with the owners of three (3) other vacant lots about their plans to build homes. We anticipate some home building activity in the near future.

On a personal note……
The conceptional phase of Village Park begin in about 2005 when Ron Butler (my partner) and myself begin planning a home community that would eventually contain about sixty homes. The driving element of our planning process was to create a community not a development.
We have enjoyed developing the many personal relationships with everyone who decided to make Village Park your home. We hope those relationship will continue to grow in the coming years.
Your current strong HOA Board has shown its impressive capabilities in continuing to strengthen this community we call Village Park. Best wishes and best of health to all in our welcoming community.

Best, Raymond