

LEGACY VILLAS NEWS

Issue No. 41, April 2022

Board of Directors/Officers

President:

Jenifer Lovejoy

Vice President:

Aaron Clairmont

Secretary/Treasurer:

Lori Verreault

Aaron (Ace) Clark

Ursula Demciuch

Sajesh Enampurath

Susan Morgan

Contact:

LegacyVillas98
@yahoo.com

Website:

<http://www.legacyvillas.org>

Facebook:

Legacy Villas

Meetings:

As called. Check the community bulletin board for notice and agenda.

Board of Directors

The Board is seeking legal counsel on the possibility of placing a cap on rental properties in the Community. This would require an amendment to the CC&Rs and 50% approval (47) of current homeowners.

The Board continues to seek guidance in correcting the drainage issues between Carol Ann Way and Tracy Lane. Because this could be a major project, we are looking at different options so that the most favorable outcome is achieved with the least financial impact.

If you have any questions or concerns, please contact a Board member or LegacyVillas98@yahoo.com.

Save the Date

The Board is considering holding the Block Party again. Tentative dates are either October 22 or November 5. Additional information will be provided as the date comes closer.



Yard Maintenance

Per the Legacy Villas CC&Rs and other Rules and Regulations, each owner is responsible for properly maintaining all landscaping on a lot (including setback areas and public right of way areas on the front or side of the lot).

- This includes keeping plants, trees, shrubs and grass neatly trimmed and cultivated including the removal of weeds from driveways and all sidewalks adjacent to the property.
- Bushes should not extend over sidewalks or roadways and trees should be trimmed to a minimum of 8 feet above.
- All dead trees or plants, trash, weeds, garbage, debris or unsightly material should be removed.
- If you have a grass front yard, it should be kept mowed and free of weeds.
- Irrigation should be sufficient to keep the grass and plants that require water green, but not so much as to deposit large amounts of water into the street. This can damage the road surface.

Did you know? (from the CC&Rs)

- No signs are permitted on any lot or common area, with the exception of professional looking “For Sale” or “For Rent” signs.
- Garage doors should be kept closed at all times, except when in actual active use to permit ingress and egress of vehicles (for safety reasons).
- Garages are to be used only for purposes for which garages are customarily used (vehicles, storage).
- No reflective materials are permitted on the outside or inside of any windows or any other part of a lot which can be seen from the outside of the development or from other portions of the development.
- Exterior side of all drapes, curtains or other window coverings shall be white, off-white, beige or natural wood-toned in color.
- No metal or rigid plastic awnings are permitted on or attached to the outside of any units.
- No business or offensive activities are to be conducted on the property which may become an annoyance or nuisance to the neighborhood.
- No part of the premises are to be used for business, professional, commercial, rest home, or religious or institutional purposes.
- No motor vehicle (classed by manufacturer as exceeding one ton), mobile home, trailer, camper shell, detached camper, boat, boat trailer or other similar equipment or vehicle shall be parked, maintained, constructed, reconstructed or repaired on any lot or street so as to be visible from another lot, the common area or a street.
- Accessories (clotheslines, basketball apparatus, exterior storage areas, sheds or structures, etc.) require prior written approval of the Board (i.e., Architectural Committee – see the website for more information)
- All speakers, amplifiers radios and other means of emitting sound, whether located inside or outside of a unit, is subject to regulation by the Association as to noise levels and time of use.

New Residents

1961 W. Tracy Lane: William Torres

Welcome to Legacy Villas

Reminder:

Please be sure that the walk thru gate is firmly closed behind you for the well-being and safety of our community. If you need a key, please contact LegacyVillas98@yahoo.com.

Assessment Fee – Reminder

Assessment fees of **\$110** for 2022 are due quarterly on:

January 1	April 1
July 1	October 1

If the fee is not paid by the end of the first month of the quarter, there is a \$40 late charge. You may want to consider paying your assessment on-line or signing up for the Surepay program to ensure on-time payment (www.colbymgt.com).

Upcoming Events:

April 17: Easter



April 29: Earth Day
April 30: Passover
May 5: Cinco de Mayo
May 8: Mother's Day
May 9: Bulk Trash Pick up begins
May 19: Street Sweeping
May 30: Memorial Day



June 14: Flag Day
June 19: Juneteenth, Father's Day