

LEGACY VILLAS NEWS

Issue No. 51, October 2024

Board of Directors/Officers

President:

Jenifer Lovejoy

Vice President:

Carmen Whitesell

Secretary/Treasurer:

Lori Verreault

Aaron (Ace) Clark

Ursula Demciuch

Sajesh Enampurath

Susan Morgan

Contact:

LegacyVillas98@gmail.com

Website:

<http://www.legacyvillas.org>

Facebook:

Legacy Villas

Meetings:

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

Board of Directors

Annual Meeting

The Annual Meeting of the Legacy Villas Homeowners Association will be held on Wednesday, November 13, 2024 at 6:30 PM at

Deer Valley Community Center

Meeting Room: 8

2001 W. Walhalla Lane

(off of 19th Avenue, before the 101, parking west side of building)

A 10% turnout of eligible voters (homeowners) is required for a quorum. Please plan to attend and participate in decisions which affect you and your property as well as our community as a whole. Each Unit/Lot is entitled to cast one vote. If there is more than one owner per lot, please designate one individual to cast a vote for all. Owners must be current on all assessments, monetary penalties or other fees and charges in order to vote.

Agenda items include: overview of current year activities, current financial status, future projects, adoption of the annual budget, election to the Board of Directors, and residents' questions and concerns. An agenda and voting materials will be mailed before the meeting. However, homeowners are urged to attend the meeting in order to learn first-hand what is happening in the community.

Call for Candidates – Board of Directors

In order to prepare ballots and other information for the Annual Meeting, the Board is issuing a Call for Candidates to serve on the Board.

Members serve for a two-year term on a staggered basis. While it is possible to have up to nine Board members, the Board has determined that the composition should be seven members. The Board generally meets once a month for about an hour. Members may be asked to serve on other committees or to assist with Property Maintenance Inspections or other special projects.

There are currently seven members serving on the Board. The terms of current Directors Jennifer Lovejoy, Carmen Whitesell and Susan Morgan expire this year. Jennifer and Susan are running for reelection. Carmen will run again if no one else will run..

If you have an interest in being considered, please submit a brief biographical resume to LegacyVillas98@gmail.com by **October 9, 2024**. If we cannot get enough participation, we may consider going to a property management company which will result in higher assessment fees.

Reminders

- The Board continues to receive a number of complaints regarding pets (*cats and dogs*) being allowed to roam freely, not being cleaned up after, and barking.
- Vehicles leaking fluids should not part on the street. Parking areas must be kept free of automotive fluid stains
- Please make sure garage doors are closed if not being actively used for access to avoid unwanted intruders and to keep our community safe.

Assessment Fee – Reminder

Assessment fees of **\$125** for 2024 are due quarterly on:

January 1
July 1

April 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).

Reminder:

The 19th Avenue gate belongs to the Turf Village HOA, not ours. There are two HOAs in the community.

October 1 – \$125 Quarterly Assessment due (Late fee if not paid by the end of the month.)

October 10 – Columbus Day

October 31



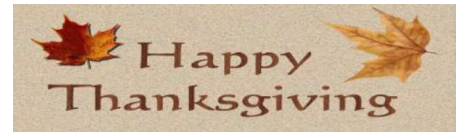
November 11 – Veterans Day



November 13–Legacy Villas HOA Annual Meeting, 6:30 PM, Deer Valley Community Center, 2001 W. Valhalla Lane, Room 8

November 19– Street Sweeping (avoid parking on the streets during the daytime, if possible)

November 28 – Thanksgiving Day



Perimeter Walls

Arizona Paint Company will be here the week of November 11 for 2 weeks to repair/repaint the perimeter walls. Please remove any and all plants, etc. that will interfere with the painting. Much of the damage was caused by overwatering. In the future any further damage will be the homeowner's responsibility to repair.