

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION
HOMEOWNERS & TENANTS
NEWSLETTER**

NOVEMBER 2012

A Message from your President:

Welcome to the holiday season. It used to be that it didn't start until Thanksgiving but as I write this I notice that the stores are filled with ornaments for the tree and all types of accessories for decorating and we are just at Halloween. VDV will be getting in the spirit as well by having our entrance decorated as we have in the past around the end of November. I like having the lights on the trees and I hope many of you join us in decorating your balconies and the insides of your windows. Just a friendly reminder to take them down in a reasonably short time after the holidays are over and return the serene décor many are so envious of when they come to visit us.

I have some good news and some bad news. I like to get the bad news over first, sort of like ripping of the band aid quickly so as to minimize the pain. Here it is. Your Board of Directors has been very good at absorbing the increased cost of maintaining our property and economizing where we can. For example, having our regular landscaping company trim the trees rather than hiring an outside company to do it and therefore saving some money in that area. When you see Ramon and Bernie mention how much you appreciate the work they have done in this area. We have what is called a "Reserve" account as you see when we publish the yearly budget for you to see where your monthly dues go. That account is used for emergencies and big ticket items just as you have in your own budgets. Unfortunately, we have not been funding that account at its most optimum because we are experiencing the same issues you are individually. We have come to a crossroads. We are presently grossly under funded in our "Reserve" account and we need to catch up. We can't do it all at once as it would be too much of a burden on all of us to face. At the October Board of Directors meeting the Board voted to increase the monthly dues to total \$290.00 per month and the 8% increase will **ALL** go to that reserve account. This will allow us to paint the complex in a few years and move us forward toward the percentage of funding that some lenders require in order to keep our desirable status as well as continue to improve our neighborhood with other big ticket items.

I know that increase will be difficult for many of us, me included, but the consequence of not doing it will result in having our property values go downward because we postponed much needed things and soon we all be unhappy. Hopefully, this step will bring us closer to what we need for financial security. That's the bad news. The good news is, the increase will not take affect until February. That will give us all time to readjust our personal budgets to accommodate the change.

Again, I am sorry to have to inform you of this change, but, I hope you can still have a pleasant holiday season regardless. At this time of year, I think it is more important to reflect on friends and family and the riches they bring to us through their love and friendship than anything else.

Happy Holidays and a Joyous New Year to come.

George Waibel
President
Venturanza Del Verde Community Association

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