



VILLA VOICE

March 2019

Reporting the News and Happenings around the Bobcat Villas

Calendar of Events

Activities around the Villas continue, offering plenty of opportunities for everyone. Here's a partial list of Villa events:

- Villa Coffee, Mar. 2, 9:00 a.m. Villa Clubhouse. Free of charge but donations are accepted
- Villa Special BOD Meeting on Insurance, Mar. 4, 4:00 p.m., Villa Clubhouse
- Villa's "Gas Station" Chicken Dinner Mar. 5, 5:00 p.m., Villa Clubhouse*
- Garden Club, Mar. 6, 10:00-12 Noon, Villa Clubhouse
- Villa BOD Meeting Mar. 18, 4:00 p.m., Bobcat Trail Community Center
- Villa Potluck "St. Patrick's Day", Mar. 19, 5:00 p.m. Villa Clubhouse*
- Book Club, Mar. 20, 3:00 p.m., Villa Clubhouse
- Villa Euchre, Thursday, Mar. 7 & 21, 7:00 p.m., Villa Clubhouse, nominal fee charged*
- Villa Trivia, Thursday, Mar. 14 & 28, 7:00 p.m., Villa Clubhouse, nominal fee charged*
- Yoga, Every Monday at 10:00 a.m., Villa Clubhouse
- Movie Night, Every Wednesday at 6:30 p.m. Villa Clubhouse
- Water Aerobics, Mon.-Fri. at 10:00 a.m., weather permitting
- Happy Hour at the Pool, Every Sunday at 2:00 p.m. Free of Charge, bring your own beverages and snacks

Other events may be scheduled throughout the month. Be sure to check the message boards at each post office station and in the breezeway of the Clubhouse for event notices and sign-up sheets. Items above marked with a () require sign-up.*

Announcing Your Villa Board of Directors

The Villa's Annual Membership Meeting was held Monday, Feb. 11 at 5:00 p.m., in the Bobcat Trail Community Center. One of the main orders of business was the election of officers. Two positions were up for election. Patti Wells submitted a nomination in advance and was elected by acclamation. Joe Karlovits self-nominated from the floor and was appointed to the second open position.

During the Board of Directors' Organization Meeting following the HOA's Annual Meeting, the following individuals were named to the Board leadership positions: Joe Karlovits, President, Keith Tracy, Vice President, Betty Ann Copley Harris, Secretary, Patti Wells, Treasurer, and Jean Liesmann, Director.

And in Other Annual Meeting News.....

Villa owners voted on three issues and all three passed. They were to rollover any surplus funds from the previous fiscal year to avoid a tax liability; to borrow funds for the HOA's insurance premium from reserves to be repaid throughout the year; and to waive more stringent and therefore expensive financial reporting requirements.

Roofing Task Force Submits Final Report

As previously reported, a small group of Villa residents have been examining the HOA's reserve budget for roof replacement. When originally constructed in the late 1990's and early 2000's, the the roofs were expected to have a 40 year lifespan. It wasn't until 2012 that the Board created a reserve budget specifically for replacement of our roofs. At that time, the estimated cost of replacement was \$1.2 million. Current estimates for replacing our roofs come in at \$2.3 million, meaning our reserve schedule is woefully underfunded.

The Roof Replacement Task Force was charged with coming up with a solution. That solution was included in a report that was presented to the Villa Board at its February 25 meeting and the Board approved. All Villa owners were provided with the full report via email soon thereafter. It is also available on the Members Only section of the HOA's website.

Please take the time to review the full report as it fully outlines the situation with our roofs, not only as it relates to replacement but also to the ongoing repairs we've seen over the past several years. Most notable in the report is the incremental annual increase we'll see in our HOA dues specifically for our roof reserve. Each year's increase will be \$5 or less. If you have any questions or did

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not receive the email with the report, contact Chris McCluskey at c.mccluskey@starhospitalitymanagement.com.

A special thanks to the Roof Replacement Task Force for their diligent and timely attention to their task: Betty Ann Copley Harris, Gilles Leduc, George Baillie, Marge Alden and Sue Mason.

Special Villa HOA Board Meeting Scheduled

The Villa Board is going through the process to review insurance policies for the Homeowners Association for next year. The Board heard from one company during their meeting on February 25. Two more companies were invited to submit proposals and will attend a special meeting of the Board on Mon., March 4 at 4:00 p.m. At this time, these insurance presentations will be the only items on the meeting agenda.

Regular Villa Board Meetings Set

The Villa Board announced that regular monthly meetings will be held on the third Monday of each month at 4:00 p.m. in the Villa Clubhouse. The next regularly scheduled meeting will be held March 18 at 4:00 p.m.

Overnight Parking Caution

According to the Villa's CRE (covenants, restrictions and easements), there is no overnight parking permitted on the street or in the parking spaces in front of the Clubhouse. Be sure to move your vehicles at the end of the day to avoid incurring a penalty. And if you do have to park a vehicle along the side of Lynx Run during the day, keep it there for as short a time as possible as a courtesy to your neighbors. With landscapers, other service providers, and delivery trucks, our road is often a challenge to maneuver without on-street parking adding to it.

Social Activities Are Not to Be Missed!

In addition to ongoing monthly activities like yoga, movie night, trivia and euchre, the Villa Coffee starts the day on Sat., March 2 at 9:00 a.m. Other activities to watch for this month.....

Gas Station Chicken Dinner, Tues., March 5 at 5:00 p.m. - that's right, a gas station's food market makes some of the best fried chicken in the area. The Social Committee combines 4 hearty pieces of chicken with potato salad, rolls and dessert and, believe me, you'll be taking some home! This is fundraiser for the Committee as it works to raise funds to replace the carpet in the Clubhouse. Cost

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for the dinner is \$10 per person. Register by making payment to Josie Cruickshank in unit 2002. And you must register and pay in full by 6:00 p.m. on Sat., March 2. Attendance is limited so plan to attend now!

St. Patrick's Day Potluck, Tues., March 19 at 5:00 p.m. - With a little luck of the Irish we won't be eating 30 varieties of potatoes at this festive event! Search your cookbooks for typical Irish food or bring your favorite dish - Irish or otherwise - you'd like to share with your neighbors. Sign up on when the sheet is posted in the breezeway of the Villa Clubhouse.

Community Wide Garage Sale Returns

Every other year a Bobcat Trail Community Wide Garage Sale is held and the general public is invited to shop your gently used items. The Garage Sale is being held this year on Sat., March 30 from 8:00 a.m. - 2:00 p.m. If you're interested in participating, contact Cindy Maher @ mahercynthia@hotmail.com. Anyone taking part in the garage sale will pay a \$5 fee that will help pay for newspaper ads and balloons. A special resident-only sale time is set aside for Fri., March 29 from 5:00-7:00 p.m.