

VILLAS AT MADISON MESSENGER

2017-18 Board of Directors

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Community Newsletter 2018

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The Villas Annual Garage Sale

**Saturday, April 28
8:00 a.m.—12:00 p.m.**

One time per year opportunity for residents to have a garage sale within the Villas. You are responsible for your own ads and signs and the removal and clean up of all items. The Villas will put the banner at the front entrance to advertise to Hughes Rd. traffic.

New Trash Vendor

We have hired a new trash vendor, Shannon Mabry, beginning May 1. The pickup days and times will remain the same. However, if you need to make special arrangements, you may contact Shannon Mabry at 256-417-5624.



As a reminder, trash pick up is on Mondays and Thursdays at 8 am and is limited to two bags per unit without prior arrangements.

Madison County Updates:

MidCity: Dave and Busters is coming to MidCity Huntsville July 2019! It will be joining TopGolf. Highpoint Climbing Gym is planned to open in spring of 2019, along with the Adrenaline Zone which will have a lake and kayak center. (Located at the old Madison Square Mall site)

Other New Businesses Coming: Edgar's Bakery (Airport Rd), Ulta (Drake Ave), Chuy's TexMex (Drake Ave)

Minor League Baseball: A new minor league baseball stadium has been approved for TownMadison (located along interstate 565)! Open date is set for 2020

Did You Know?



- Outside garage lights should be left on at night. This aids in added security and illumination for all residents.
- Smoke Detectors should be replaced every 8—10 years. Beeping in your smoke detector may be an indicator that your batteries need replaced.
- Water cut offs: the water cut off valves for each unit are located in a metal box adjacent to the building in the ground. Each unit should be identified accordingly. There will be a cut off for each unit in the building plus a cut off for the entire building. Additionally, each unit should have a cut off inside, usually located behind the hot water heater or under the bathroom sink. It is a good idea to know where these are before you should ever need to utilize them.
- Rules and Regs: Do you know what the procedure is for changing the exterior appearance of your unit i.e. window replacements, new storm door, light fixtures, etc...? Contact Management or reference your latest copy of the R&R's.
- Please remember with the massive increase in water cost from Madison Utilities, we ask that everyone is continuing to be diligent in conserving water consumption when possible. Small efforts from all will make a big difference throughout the course of a year. Everyone has done a wonderful job so far!
- Please remember that signs are not permitted throughout the community, except for "For Sale" or "For Rent" signs in windows.
- Attic fans—the association has had several reports of attic fans not working. The association is looking into the cause and responsibility for repairing these fans. In the mean time, if you notice that your attic fan is not working, please contact the management office to let them know.

Community Corner

By Bette McClure



Dear Residents,

Spring is here and I look forward to seeing people out and about. We have several new residents that have moved in recently. Please make an effort to get acquainted with your new neighbors and make them feel welcome. Making the transition to condo living with shared drive ways and HOA rules is sometimes difficult. We all have to adjust and try to accommodate our neighbors.

Remember that only the inside of your home is exclusively yours. Everything outside is common property. Please respect your neighbors by following our rules for any changes to the outside and surrounding areas of landscape. You must get written approval before altering your building or landscape. This includes limiting the number of flower pots and hanging baskets. Bird baths and feeders should be limited to your private planting area. Anything outside your PPA may be damaged by the weed eaters and mowers.

We do encourage everyone, especially new residents, to attend the Coffee with the Board on June 2. This is a time for you to meet your management team and ask questions, offer suggestions or complaints as well as meet your neighbors.

ACTIVITIES

The current regular activities include Bunco, Hand & Foot, and Jokers. There is a calendar posted in the lobby of the clubhouse listing days and times for each.

The Fitness room and library are always available.

We will have water exercise classes again this summer. Watch for postings on the pool gate for times.

The Annual Garage Sale will be Saturday April 28

Regular Potlucks have been discontinued for the time being. We would like to see some one step up and take over potlucks. If anyone wishes to do potlucks or start any other activity, please contact Bette (256)772-6455 and she will assist you

We do plan to have the Annual BBQ in July or August.

Reminder: Watch for informational flyers in the boxes on your mailbox post.

Safety First!

As the weather becomes warmer, many residents will be taking walks throughout the neighborhood. Please be sure to keep an eye out for pedestrians when driving, especially at night, and remember that the speed limit is 20 MPH.



Also, if you are walking, biking or jogging, please wear bright, white or reflective clothing to help ensure drivers see you. The Board of Directors has installed a speed limit radar sign to help with the speeding issue, but please continue to make yourself more visible at night for your own safety.

PLEASE REMEMBER TO DIRECT ANY MAINTENANCE, LANDSCAPE REQUESTS TO MANAGEMENT, AS THE BOARD IS SENT ALL FEEDBACK AND REQUESTS THAT NEED APPROVAL. THIS WILL HELP MANAGEMENT TO TRACK AND DOCUMENT ALL REQUESTS/FEEDBACK AND REDUCE BOARD FATIGUE.

Want to stay up to date with the community via email?



Management would like to begin sending communications via email as well as regular mail to keep everyone up to date with what is going on in the community. If you would like to receive email communications, you may email Mackenzie at mackenzie@ereminc.com or you may go to your homeowner account and click the link on the Manager Message.

Also, if you do not have a homeowner account, please contact Mackenzie or call the office to receive your security code.

Notes from the President

Hello Everyone!

Spring has arrived, and our front entrance looks great! Our fall planting is in place (delayed by construction). Last summer we feared we'd lose much of our front landscaping to the sewer construction project as much of it was planted in the Hughes Road right-of way. We are thankful to Madison Utilities for altering the path of the sewer line and minimizing the impact to our landscaping.

They've recently placed sod over their construction and it looks great! Many thanks to our city councilman, Gerald Clark for his help on this issue.

The new library is open! That leaves some concern as to what will happen to the old library building. It is owned by the City and the city is considering several options for the building. We've expressed our desire to be informed on the plans and we've emphasized the need to maintain a buffer, regardless of its eventual use.

The Hughes Road walkway has been patched following the sewer construction. A renovation of the walkway is planned soon, and the path will be renewed and made handicapped accessible. Last word is that project should be started within the next few months.

The City also plans to install a traffic signal at Hughes Road and Plaza Boulevard. They hope that better access to Hughes Road will spark additional development on Plaza Boulevard. We have expressed our concern regarding how this traffic signal will affect our access to Hughes Road. It's all a question of how the signal is timed. We'll work with Councilman Clark and the City Engineering Department as the installation of the light is completed.

We've installed a sign on Cathedral Circle that displays vehicle speed. We've long received complaints about speeding along this stretch and we hope that the sign brings about awareness and slower speeds. We looked at various options, including speed bumps. The sign seemed to be the more palatable option. It seems to be working. It'll periodically be reversed to show exit speeds. We appreciate the work of Ed Gaines and Al Blair in getting this sign into operation.

Mark your calendar for June 2nd for our next Coffee with the Board. We'll gather at the Clubhouse at 9:00 AM. This is your opportunity to provide input regarding community business. We look forward to seeing you there!

Ralph Cobb
President



Attention New Owners:

Please remember to check the flyer boxes by the mailboxes periodically, as community updates are often posted there.

Fitness Equipment

As some of you may have noticed, the weight machine is back up and running!

To help prevent a pause in usability of the equipment, please remember to treat it with care. If you see someone misusing the equipment, please let management know. With the equipment getting older, it may be easier to break.



Tips for picking the right vendors

When deciding which vendor to use, make sure they are licensed and insured. This ensures that you do not open the possibility to have yourself sued, should the contractor be injured on the job. Below is a list of licensed and insured vendors that have been used at The Villas at Madison. There is also a list located inside of the clubhouse.

Recommended Vendors:

<u>Preferred Vendors:</u>	<u>Service:</u>	<u>Contact Number:</u>
Darryl McColgan	Interior plumbing	679-4870
Air Serve Heating & Air Conditioning	HVAC	824-0012
Knology/ WOW!	Cable	533-5353
Nelson Contracting	Interior Repairs/remodeling	590-5757
Clay Justice	Interior Painting/handyman	417-0408
Joe D'allesandro	Painting/ pressure washing	426-3857
Shannon Mabry	Non-household trash pickup	417-5624
Landman Electric	Electrician	534-0146
Excel Carpet Care	Carpet Cleaning	837-2339
Overhead Door Co. of North Al.	Garage Door repair	772-4946

Pet Responsibility

As specified in your Association Rules & Regulations pet owner's are required to pick up any waste left from their pets, this is in accordance with the Madison City Ordinance. **Please be a courteous neighbor and do not leave you pet's waste in the yard of your neighbor's home or along the sidewalk of the community.**

Also, please do not use the trashcan located outside of the clubhouse for pet waste. The trash vendor will not dispose of this and your fellow residents (clubhouse caretakers) end up having to clean it out.... As you could imagine, this would not be a delightful job!

Pool Opening

It's that time of year again, and the pool is anticipated to open in May, specifically May 12 for phase 1, and May 26 for phase 2 as the heater had to be replaced. Please be aware of the Pool Rules and Regulations posted inside the pool area. Also, owners need to be aware that if you rent your unit, and supply the renter with the pool key, the owner is responsible for any actions of the renter.

Remember that the Villas pool key replacement cost is \$50.00. If you do need a replacement, please contact management or Bette McClure.

*As always, remember that good neighbors, make
for a GREAT community!*



Entrance of Cathedral Circle

The Villas at Madison
C/o Executive Real Estate Management
3313 Memorial Parkway Ste 127
Huntsville, AL 35801