



OCTOBER 2009

THANK YOU FROM SUE HALL

I want to extend my sincere gratitude and thanks to everyone at The Villa's for your acts of kindness and assistance during my recent surgery and illness.

The cards, gifts, flowers, goodie baskets, magazines, rides to appointments, meals on wheels, cat care, chocolates (which is the real secret to healing) and most of all the prayers.

You have no idea how much I appreciate the friends and neighbors here at the Villa's. I did not realize the magnitude of that friendship until now.

I have lived in several associations and this one is at the top. God bless all of you.

Sue Hall

From the Board Chair:

LET'S HAVE A COUPLE SAFETY ITEMS.

These ideas have been around for a while, but are good to repeat:

Alarm - Here is an addition to your security alarm system that you probably already have and will require no installation. It is your **car horn**. Test it. Just push the panic button on your automobile remote device and the horn will go off from most everywhere inside your house. It will keep honking until your battery runs down or until you reset it with the button on the remote. It works if you park in your driveway or garage. If your car alarm goes off when someone is trying to break in your house, odds are the burglar or rapist will not stick around. After a few seconds all the neighbors will be looking out their windows to see who is out there and sure enough the criminal won't want that.

Also remember to carry your keys while walking to your car in a parking lot, instead of leaving them in your purse or pocket. The alarm can work the same way there.

This could also be useful for any emergency, such as a heart attack, where you can't reach a phone. One lady has her husband to carry his car keys with him in case he falls outside and she doesn't hear him. He can activate the car alarm and then she'll know there's a problem.

Lets make sure if we hear a horn blowing to check it out or call someone and have them check it.

IT IS NOT GOOD TO STAND ON A BUCKET, (ESPECIALLY WHEN IT IS ON TOP OF A LADDER).



SOME ONE LINERS.

Change the batteries in smoke and carbon monoxide detectors annually.

Eyes are priceless, eye protection is cheap.

Unattended cooking means fire.

Better to have two on the job than one in the hospital.

Forgot your hearing protection? Forget about hearing!

Don't learn safety by accident.

BOARD MEETING WITH IMPORTANT INFORMATION FOR HOMEOWNERS

On October 21, 2009 there will be a very important Board meeting with information for homeowners. At this meeting a proposed Amendment to the Declaration of Villas of Smithfield, Condominium will be discussed and explained to the unit owners. The amendment concerns placing a rental limit on the number of units that can be leased. As of now, there is no limit to the number of units that can be leased. If the amendment is approved, there would be a limit of 7 (seven) total units that could be rented. Please attend this meeting so you will be well informed about the amendment when you are asked to approve or disapprove this change. It should be noted that 75% of the votes allocated to all the units are required to amend the Declaration.

SEPTEMBER BIRTHDAY SUPPER



Villas of Smithfield
Board of Directors Meeting
Minutes
August 11, 2009

The Board of Directors meeting was called to order by Chairman Ron Harvey at 7:01pm.

Board members present were Ron Harvey, Ted Ray, Arnold Shumaker, George Covington, and Judy Keating. Also present was Debbie Pitzer, representing United Property Associates and Sheila Byers representing Villa Development, LLC.

A quorum was established.

Arnold Shumaker made a motion to accept the two July meeting minutes as presented. George Covington seconded the motion. All approved.

VILLA DEVELOPMENT REPORT:

1. Sheila Byers made note that she is a non-voting Board member until March of 2010.
2. Sheila Byers stated that the turnover documents were complete. There is no release letter stating the Declarant turned over control from the Declarant to the Association.
3. Any items missing by UPA/Association will be provided by Villa Development.
4. UPA will check to insure they have all that we are supposed to have. UPA will bring the box of turn-over items to the Board for review.
5. Sheila suggested that Villa Development get together with the Transition Committee to be updated on work items completed and items yet to be done.
6. This item was moved to new business.
7. Sheila left.

HOMEOWNERS FORUM:

1. Ron Harvey - Presented a recommendation from George Spady to have a Town Hall meeting to explain the proposed changes to the Declaration for the Villas of Smithfield. All owners would be invited to the meeting, as well as Debbie Pitzer and Lisa Smith from U.P.A. and an independent Attorney. Getting a feel from those in attendance would help the committee/Board as to what action should be taken next on the proposed Rental Cap. This item was moved to unfinished business.

2. Ted Ray - Based on the items still remaining to be completed by Villa Development and how the items are not being completed, the Facilities and Safety Committee recommended that we acquire an Attorney to see what can be done to get the production on some kind of schedule. Also, compensation for work already done and a guarantee that the remaining street light cabling is installed properly. It was recommended that the legal fees not exceed \$250.00 per hour. Due to the fact that Sheila Byers (Villa Dev.) has suggested that Villa Development and the Transition Committee meet to get an update on completed and uncompleted work the proposal was dropped.

3. Fran Whitney - Needs an answer to her request to be able to purchase a tree for the bank of the BMP at her condo. In addition to other items, she had recommended and agreed to pay for. George Covington is pursuing this item.

REPORT OF DIRECTORS:

A. Managers Report: Debbie Pitzer stated that she received three bids for dryer vents cleaning. Walker Chimney Sweep was the lowest bid of \$55.00 per unit to clean the exterior and interior dryer vent. It was agreed that this work could not be done by the Association. George Covington and Ted Ray will look into individuals signing up and paying \$55.00 per unit to get their dryer vent cleaned.

COMMITTEE REPORTS:

- A. Landscape - no report
- B. Transition - no report
- C. Covenants - no report
- D. Communication - no report
- E. Finance - no report
- F. Facilities/Safety - no report
- G. Recreation/Social- The Social Committee was requested to update their charter with respect to what they are doing and present it to the Board for review.
- H. Active Adult Interest Group - no report

George Covington made a motion to accept the Social Committee report. Arnold Shumaker seconded the motion. All approved.

Arnold Shumaker made a motion to resurrect the Transition Committee. Ron Harvey seconded the motion. All approved.

UNFINISHED BUSINESS:

1. Arnold Shumaker made a motion that the Board of Directors meet with Villa Development, LLC to discuss unresolved issues. Ted Ray seconded the motion. All approved,
2. Rental Cap: Arnold Shumaker made a motion that we have a Town Hall meeting, date to be decided, to discuss rental cap requirements. United Property Associates will send notification by mail to all Homeowners with date, time and with a survey of questions to be submitted to an attorney prior to the meeting. George Covington seconded the motion. All approved.
 - 2a. George Covington left the meeting.
3. Action Items: Each item on the list was addressed with regards to date completed or to be completed.
4. Ron Harvey suggested that the Communications Committee needs to act on a recommendation to the Board for internet, phone and cable for the Clubhouse.

NEW BUSINESS:

1. Parking Signs: It was discussed to move the “no parking” signs from the outside of the road to the inside of the road. Ron Harvey agreed to call the town of Smithfield for approval to move the signs.

Ted Ray made a motion that each committee submit their reports to the Board three (3) days prior to the monthly meetings. Arnold Shumaker seconded the motion. All approved. It should be noted that to get items in the Board Package, items should be turned into UPA by the 25th of the month. After that, it is up to the individual submitting an item to get a copy to each Board member and UPA to be placed on the agenda.

Ted Ray made a motion for the Board of Directors to go into Executive Session, in accordance with Section 55.79-75 of the Condominium Act. Ron Harvey seconded the motion. All approved.

The meeting came back to order at 8:55pm.

Ted Ray made a motion to pay Relay Electric \$1,940.00 for street light repairs. Judy Keating seconded the motion. All approved.

Ted Ray made a motion for the meeting to adjourn. Arnold Shumaker seconded the motion. All approved.

Respectfully submitted,

Judy Keating
Recording Secretary

MONTHLY COMMITTEE UPDATES:

Landscape Committee - No comments received.

Transition Committee - No comments received.

Covenants Committee - No comments received.

Communications Committee - We are closed to finalizing a good website for the Villas. Presently we have a temporary site that we are using that is free. However, it appears that while it is free there is not any real security to the information that we post. The address for this site is http://www.neighborhoodlink.com/Villas_of_Smithfield/home. We are looking at two very good pay sites that offer better security for all members. More information will be coming in the future months.

Finance Committee - No comments received.

Facilities/Safety Committee - No comments received.

Recreation/Social Committee - No comments received.

Active Adult Interest Group - No Comments received.

TELEPHONE/EMAIL DIRECTORY FOR VILLAS OF SMITHFIELD OCTOBER 2009

Address	Name	Telephone	Email-1	Email-2
100 Villa	Ronnie and Paula Dalton	757-365-0120	nilfinn@yahoo.com	cozzycatmon@yahoo.com
102 Villa	Clifford E Collins			
103 Villa				
104 Villa	Edna Powell	757-357-0419		
105 Villa	Joe and Lavona Lupton	757-357-5896	jluptonatp@veizon.net	
106 Villa	Frances Whitney	757-357-7780	f.whitney@charter.net	
108 Villa	Don and Helen Simkins	757-367-0962	dsimkins@wellshade.com	hsimkins@wellshade.com
110 Villa	Janet Doyle	757-357-4650		
112 Villa	David and Barbara Stafford			
114 Villa	Stephen and Patricia Pesci	757-357-6221		
200 Villa	Robert and Bette Raup	757-357-2641	braup49w@verizon.net	bette282@verizon.net
201 Villa				
202 Villa	John and Dorris Macklin	757-357-4431		
204 Villa	Gordon and Lois Murrell	757-357-5808		
206 Villa	Debbie McGinnis			
208 Villa	Glen and Naomi Nelon	757-365-0234	glnelon@verizon.net	
210 Villa	Carl and Barbara Lee	757-365-0096		
212 Villa	Estelle Schlipf	757-365-0079		
213 Villa	Ronald L Johnson			
214 Villa	Tom and Diana Evans			
215 Villa	Judy Keating	757-357-9561	jbk108@yahoo.com	
216 Villa				
218 Villa	Lillian O'Connor	757-365-4865		
220 Villa	Win and Diane Lawrence	757-812-4664	wdlaw3742@yahoo.com	
222 Villa	Linda Stewart			
224 Villa	Brenda Counts	757-357-2425	bcountess@yahoo.com	
226 Villa	Janet Edwards			
228 Villa				
230 Villa	George and Roberta Covington	757-365-4188	gfcovington@hotmail.com	
300 Ginger				
301 Ginger	Ruth Price	757-357-5385		
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304 Ginger	Pat and Sue Hall	757-365-0450	patjhall@verizon.net	
306 Ginger	Al and Barbara Johnson	757-465-4279	albarb3@verizon.net	
307 Ginger	Jean Duncan	757-357-7178		
308 Ginger	John and Linda White	757-357-2861	hmcwhite@verizon.net	white813@verizon.net
310 Ginger	Sunni Hale	757-357-2352		
311 Ginger	Madeline Ealy	757-357-5957		
312 Ginger	Sue Madison	757-365-0477	esmadison@verizon.net	
314 Ginger	Ted and Gloria Ray	757-357-4887	tbray1.1@netzero.net	
315 Ginger	Ron and Anne Harvey	757-357-2660	w4rrh@charter.net	anibutz@charter.net
316 Ginger	Doretha Uzzle	757-365-0678		

TELEPHONE/EMAIL DIRECTORY FOR VILLAS OF SMITHFIELD OCTOBER 2009

318 Ginger	Lorene Morris	757-365-0190		
320 Ginger	Calvin and Ruth Riddick	757-357-2977		
322 Ginger	James and Martha Cummins	757-357-2651	martyandbud@aol.com	
400 Ginger	Terry and Gaylene Zimmer			
402 Ginger	Betty R Nagy	757-365-0707		
404 Ginger				
406 Ginger	Harrison and Joyce Barnes	757-357-2712	harrisonb@aol.com	riverkitty@aol.com
408 Ginger	Arnie and Marleita Shumaker	757-357-3430	ahshumaker44@hotmail.com	
410 Ginger	Gerald and Dorothy Blake	757-365-4373		
411 Ginger	Donald and Danielle Orell			
412 Ginger	Jim and Bobbi Coutts	757-279-0305	bobbiecoutts@aol.com	
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414 Ginger	Buddy and Anita Martin	757-368-0987	fmm3939@aol.com	
415 Ginger	Carl and Joan Trentham	757-357-9805	carl.joan@verizon.net	
416 Ginger	Benjamin & Jennifer Shear			
417 Ginger	Mary Cully	757-365-0889		
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420 Ginger	Vernon and Frances Rose			
422 Ginger	Jack and Mary Perry	757-357-9907		
424 Ginger	Charlie Sutton	757-357-0928	suttonsuf@aol.com	
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428 Ginger				
430 Ginger	Tim & Betty Kulterman		tkulterman@sbcglobal.net	bkulterman@sbcglobal.net
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501 Ginger	Frederick & Kathleen Swedish			
502 Ginger				
504 Ginger				
506 Ginger				
508 Ginger	Billy and Eleanor Altizer	757-357-2085		
509 Ginger	William and Carolyn MacDonald			
510 Ginger	Ted and Joan Martin	757-357-9852	tedmart2@aol.com	
512 Ginger	Guy and Madeline Hogan			
514 Ginger	Jerry and Linda Whitley	757-357-6663	lindawhitley@verizon.net	
516 Ginger	Emory and Anna Britt			
518 Ginger	Irvin and Annette Acree	757-846-5230	iacree@charter.net	

IF YOU NAME IS MISSING OR INCORRECT PLEASE CONTACT ME AT hmwhite@verizon.net SO THAT YOU CAN BE INCLUDED OR CORRECTION MADE. THIS LIST IS USED SO THAT THE BOARD MAY CONTACT YOU IF NEEDED. IF YOU WANT YOUR INFO TO BE PRIVATE LET ME KNOW AND IT WILL NOT BE PUBLISHED FOR GENERAL READING.