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402.345.5610

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Office Hours: M-F
1:30-5:30pm

The Village Green Gazette

-The Official Newsletter of Village Green Townhouses-
www.villagegreentownhouses.com

Board of Directors:

Katrina Schmidt	President	Katrina.Schmidt@gmail.com
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Heidi Hermanson	At-Large	HeidihermansonOPS@gmail.com
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March 2019

Maintenance Must Knows:

Emergency maintenance after hour's number is 402-598-4736.

This number is for emergency calls only!

To call in a normal work order, please call the office number (402.345.5610) and leave your request on the answering machine, submit a request on-line through our website, or email the office.

We ask that you please not call the maintenance cell phone! Thank you!
Big Thank you to Zack McIntosh for being such a team player during the transition.

What's Happening?.....

Lauritzen Gardens Village Green Easter Egg Hunt

Saturday April 19th

Mark your calendars, more information to come.

NEW ADDITION TO RULES AND REGULATIONS

The Management of Village Green is committed to providing a safe and healthy work environment for all employees. Every employee deserves to be treated with respect, dignity and fairness. Violence or threats of violence by or against any Village Green employee at any organizational level will not be tolerated. Violent outbursts, intimidation, threats, harassment, bullying, or other forms of abusive, aggressive or disruptive behavior will not be excused or tolerated.

PLEASE PUT YOUR LIGHTS ON AT NIGHT TO DETER BURGLERS!!

BOARD MEETING RESCHEDULED

March Board meeting has been rescheduled for Monday, March 18th at 7pm
to avoid Spring Break.

March Manager Notes:

Hello everyone. My name is Kathy (Kat) Betts and I am your new property manager. I have been with PJ Morgan Real Estate for about 10 years, and have been a Property Manager/Realtor for about 15 years. I have Cooperative management experience and I look forward to meeting and working for you all.

- **Maintenance:** There are a lot of changes, restructuring and organizing going on behind the scenes. As many of you know there has been some personnel changes, as Richard is no longer with the Village Green Maintenance Team. Our maintenance team has been working hard to provide each resident with efficient repairs, and I have been working closely with the maintenance team to support them in their efforts.
- **Budget:** We do have a new approved budget including projects that was passed at our last board meeting; this will help me manage the financial health of the Cooperative.
- **Roofs:** There is an insurance claim on the roofs, and once the weather permits, we will have the adjuster as well as the roofing company evaluate the roofs. Based on their reports and findings, repairs/replacements will commence.
- **Furnace Replacement:** We are working on a furnace replacement program and I am in the process of obtaining bids to ensure that we are getting the best possible price.
- **Snow Removal:** I do appreciate all of your patience and understanding during the extreme winter weather. I have been working closely with Ground Builders, our snow removal company. Due to the amount of snowfall we had to haul snow off of the property. Your maintenance team will continue to work on shoveling snow and spreading ice melt as needed.
- **Selling Your Unit?** Since spring is right around the corner (hopefully) the sale season of units will start. I have streamlined this to make it as simple as possible for both the sellers and buyers. If you are selling your unit, then please make sure you and your buyer reach out to me to make sure all necessary paperwork is complete.

So many great things going on and I look forward to getting everything as organized as possible. If you have any questions or concerns, please don't hesitate to reach out.

Thank you!!
Kat

President's Message

Greetings! We hope you are staying warm and dry!

• **Committees:**

- **Projects** – Ron Hug is looking into fundraising for playgrounds and picnic table areas. Contact him at Ronhug@hotmail.com or 402-739-7100.
- **Maintenance** – Contact Steven Hobbs at stevenrayhobbs@gmail.com or 402-578-5199.
- **Parking** – All board members and one active parking committee member have ticket books. We do not have scheduled times to actively look for violations, but rely on members to report them.

- **Rules and Regs:** We've had an increase of residents threatening employees. As a result, we have added a new clause in the rules and regulations which is listed above. Please be aware that breaking any rule reported to the office will result in a warning letter on the first occurrence, a \$25 dollar fine for the second occurrence, a \$50 dollar fine for the third, and a \$100 dollar fine thereafter.
- **Parking in Reserved Spots:** We ask that everyone concerned be sure the number on your parking spot is visible. If someone still parks in your assigned spot, then please contact the office or maintenance first, and then a board member. To tow, we will need: the make and model of the car, the location of car, and please take a picture proving the car's violation & their license plate number. Even if you are unwilling to see a car towed, a picture of the violation and Village Green sticker will allow us to send a warning letter and fine to repeat offenders. Residents who continually have guests parking in reserved spots will be asked to a mandatory meeting to review the rules.
- **Parking Stickers:** Please be aware that any guest who wishes to park in Village Green more than 7 days is required to get a temporary 30 day parking pass.
- **Work Orders Deleted:** Please call in all your work orders again, as many were deleted.
- **Toys:** Please pick up toys and keep them off the lawn for mowers.

Regards,
Katrina Schmidt