



Village Townhomes
at St. Anthony Falls

ASSOCIATION NEWSLETTER

December, 2003

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WELCOME TO WINTER!

The leaves are falling from the trees; most of our trees seem to have survived the first year! We hope that everyone has had a nice summer. Now that we are back to standard time, the evenings will be long...we will snuggle into our homes, hopefully with most of the “first year blues” out of the way, enjoying the quiet as we slide into winter. Only a few more weeks until the days start getting longer again!

The Board of Directors discussed a number of issues during our October and November meetings. We encourage you to read this newsletter carefully, as we will soon implement some major changes—that we hope will be viewed as improvements—in how we address several association-wide concerns.

WINTERIZATION REMINDERS

As surely as summer follows spring, a reminder that winter follows autumn.

Water

- Please remember to care for your indoor water system by turning off the water supply to your garage faucet and draining the pipe.

Heat

- In addition, some hints about being more comfortable during the heating season:
- Open the heating vents on the lower level
- Close the heating vents on the top level, at least partially
- Adjust the middle floor as needed.
- Check the damper on the large pipe coming out of your furnace. Check to see that it is positioned to direct the flow of air in the appropriate direction.

TOWING UNDESIRABLE BUT NECESSARY

During this first year, one of our major has been figuring out how to balance the needs of individuals and the needs of the community. The most visible shared resource, our guest parking spaces, has symbolized this tension.

Simply put, there are 48 units in this association, and only eight guest parking spaces. The ratio of one spot to six homes requires that all residents adopt a spirit of responsible use of these spaces. Clearly, over-use by any residents results in less access to these spots by other residents.

Despite a number of attempts to encourage community-mindedness through the minutes of our meetings, we have sadly concluded that mere encouragement has not resulted in fair use of these spots. One concern has been routine parking in the guest spaces by homeowners themselves. Another has been over-frequent use by guests of homeowners who seem to be at least part-time residents, in actuality if not in name.

Therefore, although we regret having to do so, we plan to implement several changes in how the guest parking spaces are managed.

We will enforce Permit Parking

We have observed the use of our guest parking spaces by outsiders who dash in, drop their cars, and then (not very effectively) sneak across the street to visit local businesses. Evidently, the term “guest parking” is sometimes interpreted to be an invitation.

We will be changing the signs to say, **“Permit Parking Only. Violators will be Towed.”** Along with the sign change, we will be enforcing the use of the hang-tags issued to all homeowners when they assumed possession of the property.

Homeowners who host events with more than two guests bringing vehicles should direct their guests to neighboring streets or the local parking ramps.

We will end fire lane abuse

Our Fire Lane has frequently been used by residents and their guests as a parking option. We have serious concerns about this because the inability of emergency vehicles to navigate within this development could have serious or even disastrous consequences for all of us. These are very real risks and we owe it to each other, as a community, to make this neighborhood as safe as it can be.

- Who knows when an ambulance will be required to take a resident or guest to a hospital?
- Who knows when the first fire will break out in one of our units?
- Who wants to have on their conscience the death of somebody whom the ambulance could not reach?

- Who wants to have on their conscience the devastation of a fire that spread from one unit to others because the fire engines could not get around our tight corners?
- Who wishes to bear the collective cost of fire that spreads throughout the development?

Towing appears to be the best remedy

Your board has concluded that friendly reminders have been ineffective in correcting the parking situation. Therefore,

- 1. Any vehicle parked in the fire lane (the circular road) will be subjected to being towed without notice.**
- 2. Vehicles without permits in the Permit Parking Only spaces are also subject to being towed.**
- 3. Towing costs will be borne entirely by the owner of the offending vehicle.**

RESPONSIBLE DOG MANAGEMENT

The problems

Despite repeated mention in the newsletter, the dog problem appears to be getting worse, not better. Even individual requests to homeowners about changing how they and their guests manage dog behavior, problems Three violations seem to be common:

- **Animals off leash.** This is a particular problem when large unleashed dogs become aggressive towards small leashed dogs. Unleashed dogs have been observed charging pedestrians inside the neighborhood as well. Unleashed dogs have been depositing urine and fecal waste in other homeowners' yards. Even when the waste is picked up, residues remain and some residents are simply not willing to have this happen on the grass adjoining their units.
- **Animal waste.** There continues to be a problem with homeowners and their guests who do not pick up their animals' waste. This disrespectful behavior has been observed, it is not simply surmised, and it threatens our sense of community.
- **More than two dogs in a unit.** This is a flagrant violation of the policies of the association. It gets complicated when the excess dogs are owned by "guests" who appear to be long-term partial residents or roommates of the owner because it is more difficult to count them in the animal census, although their habitual presence makes it hard to consider them "guests."

Solution 1: New rule about visiting pets

Only animals belonging to home owners will be allowed in the Village Townhomes. “Visiting” pets, either short-term or long term, are not welcome. Homeowners are reminded that their own pet limit is two (2) quadriped animals—two dogs, two cats, or one of each.

Solution 2: A process intended to remedy the problems

1. All resident dogs and cats must be registered. A mailing with a form will be forthcoming.
2. Any homeowner who sees an animal problem is encouraged to call Susan Wood at (612) 279-3488.
3. The first violation will trigger a warning letter specifying, as closely as possible, the circumstances of the complaint.
4. The second violation will result in a \$25.00 fine.
5. The third violation will result in a \$50.00 fine.
6. Each subsequent violation will incur a fine of \$25.00 higher than the previous fine. Continued noncompliance with the rules may result in the removal of the pet from the premises.
7. **Before any fine or other action, such as removal of the pet** (a penalty described in the rules we were all given at time of purchase) is instituted, the offending homeowner will be given ten days notice prior to a hearing at which they may dispute the charges or explain their behavior.
8. These fines will be billed with the association fees and non-payment will result in liens against the home.

FLAGS, BANNERS, AND SIGNS

It seems like almost every season is election season. It seems appropriate to remind people that we have rules governing displays on the exteriors of our homes. These rules are already built into the “Rules and Regulations, Architectural and Exterior Restrictions” that govern our Association. It may be useful to remember that individual homeowners own the interior spaces of our homes, but that the exteriors are owned by the Association.

1. **Homeowners may put signs, flags, or banners INSIDE** their windows only. Nothing to be hung or posted on the exterior of the building, including draped off balconies.
2. **“No identifications, signs, or displays of any kind may be placed anywhere on the property.”** P. 2, Rules and Regulations, Architectural and Exterior Restrictions

FOR SALE SIGNS

It is a fact of life that people move on. As much as we enjoy our neighbors, sometimes we have to say goodbye...and frequently, the first signs of leave-taking are the appearance of “For Sale” signs. We wish to help our neighbors market their homes effectively, while at the same time we wish to avoid a proliferation of signs that might suggest that there is flight from our neighborhood. In an effort to keep this balance healthy, we have adopted the following guidelines.

Type and size of signs

1. No real estate signs on large wooden posts (big holes in the ground).
2. Sign size shall be small and discreet—no greater than 16” in any dimension.

Location of signs

1. Signs can go on one’s own front yard or on the street side of one’s own unit, according to the by-laws.
2. No signs at all will be allowed at the common entrance on 1st Avenue. The concern is that if two or more units are for sale at any time, there may be a perception that there is a hasty exodus occurring from an undesirable neighborhood.
3. Exception: Open House signs may be posted at the common entrance on the day of the open house only, because this may help expedite the sale, which benefits everybody.

Garrison / Developer signs

1. Garrison retains a “grandfathered” right to use signs to sell the developer’s remaining units, but this right does not transfer to homeowners.

BOARD OF DIRECTOR TERMS

Goodby to Betty and Mike

Betty Selke has resigned from the Board. We are very grateful to Betty for all the hard work and perseverance she dedicated toward our landscaping and exterior lighting projects this year.

Mike Kopp feels that he will also have to resign in the near future; he will be out of town for at least three months early in 2004.

New Interim Director

We are grateful to Bruce Ellingson for his willingness to fill out the remainder of Betty's term.

Succession Planning

We discussed how to plan for succession and worked out the following grid. **All terms are to expire at the Annual Meeting (during the early part of each year).**

Term ends	Central	2 nd St.	1 st Ave.	Tracks	Univ. Ave.
2004	Election (Sellke/ Ellingson)	Election (Kopp)			
2005			Election (Mendez)		
2006				Election (DeVogel)	Election (Larson)
2007	Election	Election			
2008			Election		
2009				Election	Election
2010	Election	Election			
2011			Election		
2012				Election	Election

At the 2004 Annual Meeting, we will need to elect two people who are willing to serve for three years each. One should come from the Central area (aka "the Runway") and the other from Second Street. We will attempt to identify candidates in advance, but nominations from the floor will also be welcome.

OTHER ISSUES

Budget for 2004

A Separate meeting will be called.

Landscaping

- Irrigation augmentation: Many heads are too close to pavement; 26 will be relocated. Sixteen new heads will be added to cover trees and shrubs not irrigated during the 2003 growing season.
- Entrance monument: The developer is dissatisfied with the appearance of the new monument and plans to replace it. We advised, through Gittleman, to make the street number more visible in the dark.

Seasonal lighting

We understand that homeowners may wish to decorate the exteriors of their units during the winter holiday season.

- 1. Lights may be used but they must be steady, not blinking.**
- 2. Decorations, including lights, must be removed by the end of January.**

Policy about non-owner-occupied units

We remind all homeowners that they are responsible for the units they own and for the citizenship conduct of the people inhabiting those units. We adopted and will circulate a more complete policy about this, based on other local condominium association rules. Among the changes will be a requirement that all non-owner inhabitants shall be registered with the Association. All renters shall be required to undergo background checks.