

Valley Creek Village Association

P.O. Box 361068, Strongsville, Ohio 44136

February, 2024

Some important information on painting and reminders for owners.

Just over half of the owners have not yet returned the 2024 Staining/Painting Worksheet that you received a few months ago including the following addresses:

Valley Creek – 17208, 17172, 17136, 17118, 17100, 17082, 17046, 17028, 17010, 16992, 16956

Trails Edge – 13445, 13471, 13493, 13509, 13516, 13468, 13436

Sun Crest – 13433, 13465, 13508, 13478, 13428

We need to have you complete the form and place it in the mailbox on the garage at 13484 Trails Edge or scan and email to vcvatreas@gmail.com. The sheet was designed to assist the contractor that will be doing our painting this spring. A copy is attached to this email. If you are receiving a paper copy of this newsletter the worksheet is included if we have not received one from you. If you can't print a copy call Mae at 440-238-5425 and she can place one between her front doors for you to pick up. We request that the form be returned by March 1st as indicated on it.

Some owners have questioned what the electrical enclosure is that shows on the Worksheet. It is the wooden structure around your electric meter. It starts just above the ground and extends up 6 to 8 feet or possibly to the roofline.

If you are planning to do vinyl siding early this year and you want something in addition to the approved Certaainted Monogram Double 4 inch rough cedar finish clapboard siding, like stone or vertical siding in the front of your house, you need to complete and submit a Plan Approval Request that can be found on our website. This also applies if your house is already sided and you want to paint your garage door, front door, gutters, etc in a color that is not one of the approved colors for siding. Example: If you want to paint your front door red, you need to complete and submit the form along with a color sample.

Please keep in mind that requests for anything in black or white will most likely be denied. Even though black is sophisticated and white is classic, board members do not think these colors are appropriate for our development.

The Plan Approval Request also needs to be submitted for any changes you want to make on your house or in your front yard prior to any work being started.

Three board members met with the painting contractor. He tentatively plans to begin inspecting the houses and providing estimates in March for any repair work that needs to be done. That will allow 3-4 months for repairs to be completed as he plans to start power washing and painting early in July. Keep in mind that his crew will not paint damaged wood so all repairs must be completed prior to power washing and painting. He will start on one street (that is undecided at this time) and work his way house by house. If your house is not ready for painting and he needs to backtrack there may be an additional charge that will be the homeowner's responsibility.

The cost for painting your house and fences/gate, gutters, etc. that you indicated when you choose the monthly amount you wanted to pay, based on the various estimates on the letter you received in January, 2023, will be paid with your painting funds that the association holds. If you have been paying an amount that will not cover that painting cost, the additional funds owed will need to be paid to the association so we have the funds to pay the contractor.

Any needed repairs and power washing and staining/painting of decks and railings will be billed by the contractor and payable to him directly. You are welcome to use another contractor to make needed repairs.

One item that was never considered was painting the foundation of your house, especially if you went with a light color for siding or are choosing a light color for painting. The contractor can do that but it will be an additional cost.

Over the past several months many checks have been returned to owners because they cannot be deposited. Checks must be payable to Valley Creek Village Association. Association can be abbreviated (preferably to Assoc. and not Ass.) but checks payable to VCVA, Village Creek Village Association (?), Valley Creek, Pleasant Valley Village Association (???) or any other wording are not acceptable. The name on our checking account is Valley Creek Village Association and that is the only acceptable wording. We have also received checks without the amount written on it, 2 different amounts on it (example: \$140 in numerals and one hundred in words) and no signatures.

We hope to get a new MailChimp account set up in time for our next newsletter. That is the program that Doug used to send newsletters to those that receive them via email. The board is working through a lot of changes including setting up a new MailChimp account, getting a new website set up (our previous website was owned by Doug) and biggest of all, working with our attorneys on rewriting documents that will govern our association. Right now, we have over 60 pages of the proposed new documents to proofread, delete information that doesn't apply to our association, add needed information, and correct typos. This document process will probably take a year or so to accomplish as we work through the various steps. More information will be forthcoming as we work through the process.

A reminder that signs of any kind, like those from window or roof replacement companies and political signs are prohibited by both LedgeWood documents and our documents.

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Charlotte Becker	VCVAvp1@gmail.com
Dan Nagle	614-226-4805 (until a new email is set up)
Mae Karoli	VCVAtreas@gmail.com
Mark Kay Wagner	VCVAsec@gmail.com

Website: valleycreekvillage.com - but it may not be working as the new website is created