

Valley Creek Village Association
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February 2026 Newsletter



The board is happy to announce that the rewritten governing documents have been approved. Thank you to those who returned their proxy. We worked on this project with one of our attorneys for over 2 years, spending countless hours trying to replace our current documents that were written in 1978-1979 and bringing them in line with current laws and practices within our association.

Once the new documents have been recorded with the county, the previous documents will no longer be valid so you can dispose of them. We will let you know when that occurs.

Handbook

Board members are working on a handbook that highlights many of the items mentioned in the rewritten governing documents. This will be much easier to read and serve as a quick reference to answer many questions. We hope to have this completed by the end of March.

Landscaping and snow removal

We would like to extend thanks to our landscaper for the great job getting us through the recent and continuing snow. Their crews have really been on top of this. We compared this to some of the other developments in Ledgewood and ours was by far the cleanest.

Board members have been contacted by a few owners regarding the delay in the fall cleanup. The landscaper's plan was that the cleanup was scheduled for the week prior to or the week of Thanksgiving but the snow that arrived and stayed around prevented the cleanup from taking place. Finally, on Christmas Eve day and the day after Christmas most of the cleanup was done. Earlier this month the landscapers removed several trees and transplanted one tree.

Please remember that if a vehicle is parked in your driveway, the driveway may not be cleared of snow. Vehicles in the parking areas at the end of Sun Crest and Trails Edge may be blocked in when the city plows the streets.

Monthly assessments

There have been issues with a few checks that Mae has received for the monthly assessments. Checks must be payable to Valley Creek Village Association as that is the name on our bank account. Assessments are due the first of the month. If received after the 10th of the month, late charges are assessed and are expected to be paid along with the monthly assessment.

Vacant land next to Trails Edge

You may have heard or read that Costco wanted to move their gas pumps next to our association so they can expand their store. Apparently, they have decided against trying to move forward with this because they doubt the city would approve rezoning the land. Good news for us!

Light fixtures on front of garages

If your light is not working or if you notice a neighbor's light is not working, please notify the Board. The association will replace the bulbs so they are all the same.

Board administration

The board has developed job descriptions for each of our board members.

- President – The President serves as the chief executive officer of the HOA and is responsible for leading the board, managing meetings, and overseeing the overall operation of the association.
- First Vice President – The First Vice President assists the President and assumes leadership in the President's absence. This position oversees landscaping, snow removal and architectural review.
- Second Vice President – The Second Vice President supports the President and First Vice President and may take on specialized duties or oversight of additional committees.
- Treasurer – The Treasurer is responsible for overseeing the financial health of the HOA, including budgeting, accounting and reporting.
- Secretary – The Secretary is responsible for maintaining accurate and organized records of the HOA, including meeting minutes and official documents. The secretary also creates the newsletters.

Based on those descriptions, Dan Nagle has been approved as the first vice-president and Char Becker as the second vice-president. Dan Benzdak remains President, Mae Karoli remains Treasurer, and Mary Kay Wagner remains Secretary.

If needed, the Board schedules to meet the first Thursday of the month, so if you have any items you would like approved or discussed at the meeting, submit them before that time.

Finally, thanks to Doug Bardwell for the recent photo of our development with a beautiful sunset.