

Advisory Board Meeting Agenda
Green Valley Estate Common Area Trust 6/29/88
April 29, 2026

1. Cash Balance – as of March 31, 2026, the cash balance is \$309,811.08.

2. Maintenance Fee 2026.

- Fees are \$200 per year; \$175 at discount; \$225 if late.
- We billed \$120,000 at the \$200 rate and we received a large response during the discount period. We have collected \$94,650.00 to date for 2026 Fees as of April 27, 2026. Most of the payments we received were at the discount rate.
- There are approximately 63 homeowners that have not paid their 2026 dues as of April 27th, 2026. Notices will go out again in May to homeowners who have not paid, letting them know that a late fee will be added as of June 1st if not paid by May 31st. We will be adding the late fee of \$25 to the invoices for unpaid dues, starting June 1st. We will send out final notices in November, whatever we don't collect will be taken to the DJ for processing.

3. Prior Year Maintenance Fees.

- There is \$5,142.39 in outstanding prior year fees to be collected, 10 homeowners still need to pay the prior year fees. Any homeowners who have not paid for 2025 had civil complaints filed with the District Justice. Once a judgment is filed with the DJ, these homes owners will have a lien placed on their property.

4. Real Estate Taxes have been received paid in full for the County for the year 2026 at the discount rate. Real Estate Taxes paid in April were \$448. Once the School District taxes are received later this year, they will be paid at the discount rate as well.


5. Projects to be proposed/completed for 2026:

- Disc Golf – Presentation to be made by Jeff Orner
- Repairs of the playground equipment at Pacific Ave; Steppingstones are damaged and beyond repair



- Addition of heavy-duty trash cans at the very least at Hill Terrace and Pacific Ave. Concrete pads would need to be added.

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Alpine Industries 40 Gallon Commercial Outdoor Trash Can, Metal with Removable Bin & Locking Lid (Black, Grey Stone)
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Ask Rufus

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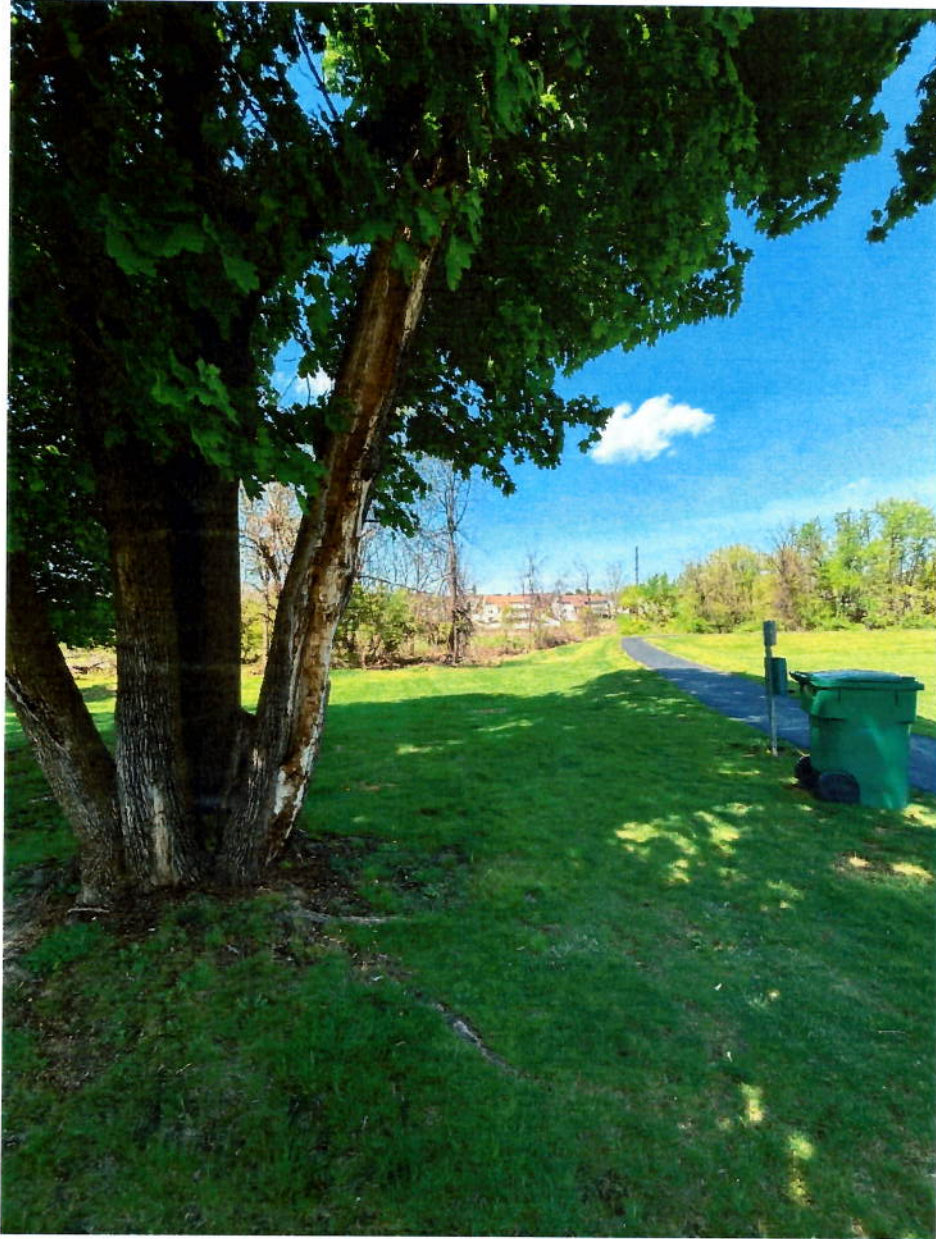
Heavy-duty; powder coated steel; rust and corrosion resistant; secure and stable installation; secure to the ground/concrete

- Repair/replacement of the fence by the basketball court off Green Valley Road. Estimates attached. Recommending full replacement. First picture was in late March when we had heavy winds. The last three pictures were from last week; another piece is ready to fall.



- Landscaping Projects proposed by Sal, late 2025. Level stump grinding and removal of any boulders or hazards from brush cutting area (\$3,800); New rip rock installed – summer of 2026 (\$2,800); Annual vegetation spraying in late summer 2026 (\$2,500) – all already included in the budget for 2026.

- Tree Damage – portion of tree needs to be removed. Tree limb is rotten. Located on the Pacific Ave walking path.



6. There is no representation of the following phases:

2

9A

10

7. Websites for playground equipment:

www.americanparkscompany.com

www.playworld.com

8. Any New Items
