

Advisory Board Meeting Agenda
Green Valley Estate Common Area Trust 6/29/88
April 21, 2021

1. Cash Balance – as of March 31, 2021, the cash balance is \$116,224.27.
2. Maintenance Fee 2021. As discussed, fees remain the same for 2021 at \$225. A discount of a \$25 if the payment was postmarked by February 28, 2021. Invoicing for the 2021 fee increase went out December 1, 2021, we billed \$135,000 at the \$225 rate and we received a large response during the discount period. We have collected \$114,388 to date for 2021 Fees. Approximately 542 homeowners paid at discount. There are approximately 32 homeowners that still need to pay the 2021. As of March 31, 2021, we have \$7,225 in outstanding uncollected 2021 maintenance fees. Letters were mailed out mid-March asking that payments be made no later than May 31st, after that date a \$25 late fee will be applied to their account if not paid in full.
3. Question regarding late payment of 2020 and 2021 fees after the discount period. A few homeowners have paid after the discount period in both 2020 and 2021. Last year we added the \$25 late fee as well. In 2020 I sent letters out and some paid those fees but others have not, not many but a few. How do we want to address this? We won't be filing with the DJ for \$25 non-payment.
4. Prior Year Maintenance Fees. We still have \$3,478.78 that have not paid their past due prior year fees; this includes 2015 – 2020. NAI has filed liens against 3 of the 5 homeowners with the local prothonotary's office. Fees will then be collected when the home is sold. NAI has sent out letters in mid-March to try and collect these fees, the next step is to file with the District Justice to collect these past due fees. 2019 Fees were not pursued with the District Justice due to COVID. We will be filing for both 2019 and 2020 fees in May. 133 Park Place Drive was sold at Sherriff's sale early 2020. We lost \$737 in past due fees from this as PA law wipes out all past due fees. New homeowner paid dues for 2020 and 2021 once we discovered the sale.
5. County Real Estate Taxes have been received and paid in full for the 2021 year. Taxes for the County were \$330.11. The School Taxes will be \$633.07 and will be paid in July of this year.
6. Changing of Advisory Board Members. We have three new board members, David Spillerman (phase 7) Nikki Roman-Cruz (phase 10) and Marie Beougher (phase 3)
7. December 31, 2020 Year End Financials are enclosed and are on the website as well.
8. Projects for 2021:
 - Installation of cement benches by Sal's Landscaping
 - Placement of these benches needs to be decided. Suggestion was made that two Board members assist with the placement of these benches.
 - Painting of pickleball lines at Valley Circle tennis court – late April, early May
9. Events Policy and Enforcement - Kress

10. NAI researched the use of Zelle, our bank currently does not participate with Zelle

11. Steve Miller's request to use the soccer fields. Owns and operates Mighty Kicks and lives in Green Valley Estates for the past 26 years. Use the fields once a week starting in April, Sunday afternoon. Has insurance. Reached out to the board early March.