

Advisory Board Meeting Agenda
Green Valley Estate Common Area Trust 6/29/88
November 4, 2026

Please note that the meeting time will be limited to 60 minutes.

1. Trust Role.

2. New Board Members:

Matthew Campbell – Phase 10

Brian Szczawinski – Phase 2

3. Cash Balance – as of October 29, 2026, the cash balance is \$222,452.

4. 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 \$104,100 to date for 2026 Fees as of October 29, 2026.
- There are approximately 16 homeowners that have not paid their 2026 dues as of October 29th, 2026. Letters went out in October to homeowners who have not paid, letting them know that this is their last chance to pay 2026 before they are sent to the DJ for processing. Homeowners who have not paid have till December 1st to make their payment.

5. Prior Year Maintenance Fees.

- There is \$1,910 in outstanding prior year fees to be collected, 4 homeowners still need to pay the prior year fees. Any homeowners who have not paid for 2026 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.

6. Budget 2027 and fees. Suggest lowering fees to \$175 per year.

- Discount - \$150
- Flat - \$175
- Late - \$200

7. Review of 2026 Expenses

8. Real Estate Taxes have been received paid in full for the County for the year 2026 at the discount rate. Real Estate Taxes paid for 2026 were \$1,374.

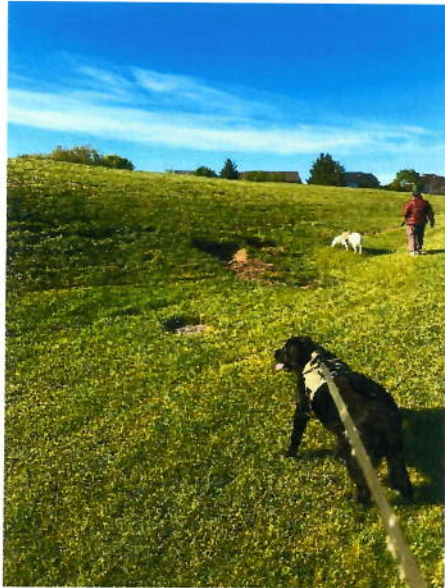
9. Projects completed for 2026:

- Replacement Fence at the basketball court off of Green Valley Rd.. Fence was replaced in August of 2026 by Promax Fence. A 6-foot-tall black chain link fence was installed; old fence was demoed and disposed of, \$6,012.



- Sink Hole Repairs and fill in common areas off Connecticut Ave and in the common areas of Pacific Ave and Virginia. - \$1,500





- Repairs to stucco and stone of both signs located at the corner of Green Valley Rd and Grande Blvd and at the corner of Faust Rd and Fairwood Ave. Work done by Stucco & Remediation Solutions, \$6,800.

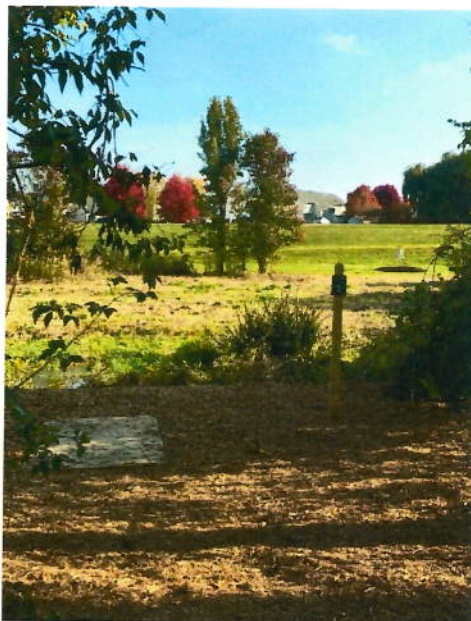




- Disc Golf Project. Presented to the Board in April 2026 and approved to bring to the Trust for approval. Trustee approved the project to move forward in early June 2026. Project was fully supported by Trust funds no additional or special assessments needed.
- Landscaping and grounds prep work performed by Sal's Landscaping. Design and configuration by Jeff Orner and Mike Dunkle.
- Each tee has a concrete pad, and each golf basket has a ring of mulch.
- Due to multiple complaints/concerns by the homeowners of discs being thrown into homeowners' property, landscaping, trees, etc., and discs being thrown across the walking path some necessary changes needed to be made to the course. Holes, 3, 4, and 9 were all re-routed and moved off the path.

- Course is completed and open for use. In the Spring, the plan is to offer clinics to anyone who is interested in learning about and playing Disc Golf. \$38,675





10. Items for discussion:

- Homeowner complaints regarding the Disc Golf installation, placement next to the path, placement of baskets near homeowner's properties. Issues with trespassing on homeowner's properties to obtain discs. Issues with lack of communication on this project, no notification or ability to vote for this project.
- Airbnb issues from this Summer. Trust position and role. Updates on the status of the attorney's review of Trust's documents and covenants.
- Repairs of the playground equipment at Pacific Ave; Steppingstones are damaged and beyond repair. Continued work on this project. David Hinkle has been diligently working on finding the replacement stones, which he has. Difficulty in removing the screws that hold the stones on the base. Keystone staff is working to see if they can remove the screw that is sealed with Locite red (permanent thread locker).



11. There is no representation of the following phases:

9A

11

12. Websites for playground equipment:

www.americanparkscompany.com

www.playworld.com