

**Advisory Board Meeting Agenda**  
**Green Valley Estate Common Area Trust 6/29/88**  
**April 30, 2025**

1. Cash Balance – as of March 31, 2025, the cash balance is \$293,714.93.
2. Maintenance Fee 2025.
  - Fees were slightly decreased in 2025. Fees are now \$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 \$106,570.00 to date for 2025 Fees as of March 31, 2025. Most of the payments we received were at the discount rate.
  - There are approximately 67 homeowners that have not paid their 2025 dues as of March 31, 2025. We did send out statements at the beginning of April and we are continuing to receive payments. June 1<sup>st</sup> a \$25 late fee will be added to their accounts.
3. Prior Year Maintenance Fees.
  - There is \$2,204.64 in outstanding prior year fees to be collected, 4 homeowners still need to pay the prior year fees. One Homeowner is on a payment plan. Any complaints that were filed that have not been collected through 2024 have been filed with the Prothonotary's Office. These homes owners have a lien placed on their property.
4. County Real Estate Taxes have been received and paid in full for the 2025 year. Taxes were paid in the discount period. Total taxes paid to the County were \$635.00
5. Projects to be completed for 2025:
  - Placement of the cement benches. Need a volunteer to mark the areas where the benches should be placed, and Sal will have his team put them out.

6. There is no representation of the following phases:

2

9A

10

Danielle will send out an email to homeowners in those phases looking for volunteers to serve on the Board. If anyone knows of anyone that is interested in joining the Board in those phases, have them reach out to Danielle.

7. Replacement of equipment at the Grande Blvd Playground High swings dangerous for toddlers – something to consider for 2025.

- Add equipment for disabled children, swing for older children and adults with disabilities.
- Equipment for toddlers
- Board Members get together and decide what needs to be replaced and come up with a plan.

8. Any new issues or projects for 2025 that you would like to have completed?

- Park hours – signs missing. Replace missing signage “Dusk to Dawn”. Post on website as well as sending out an email
- Picnic tables at Pacific Ave. continue to be stacked. They were situated in different areas throughout the different parks. Pacific Ave seems to be the continued issue.
- Continued issue of people not cleaning up after their pets.