



2012 September Master Property Management Association Member Newsletter

MPMA President, Don Coleman

Fall in The Villages of Garrison Creek provides us with a stunning kaleidoscope of beautiful colors. We are fortunate to live in such an aesthetically pleasing development.

None of this happened by accident. We can thank each member of the developer group for their investment in creating such a community. Over the years numerous volunteers have also contributed their time and energy to help in preserving this vision. We all are benefitting from their efforts.

This month I would like to recognize three individuals whose work often goes unnoticed by many. Dick Cook and Larry Dublinski work almost daily to keep the ponds running properly and looking as nice as possible. Donna Fisher spends many hours assisting with weeding and overseeing the maintenance and replacement of the trees, shrubs, and plants in the common areas as needed to keep them looking nice. Thank you Dick, Larry, and Donna!

Some may wonder how your MPMA dues are spent. Most of the money is used for grounds and facilities maintenance. Some is set aside for future repairs and replacement of assets. Following are a few of the projects that have been completed this year:

- The west bridge was repaired.
- Benches were installed in the gazebo. The entire structure was repaired and repainted.
- Phase I and Phase II roads were resealed. (While this costs money, it is cheaper than letting the roads deteriorate, which would require much more expensive resurfacing later).
- All VGC road cracks were patched. (Again, an expense that is necessary to avoid more costly repairs later).

On the administrative front, several things have been accomplished:

- Liability insurance has been increased substantially.
- A full audit of your MPMA finances is being accomplished (the first ever accomplished).
- A reserve study has been completed and is being implemented in long range planning (another first for this organization).
- Your MPMA savings accounts have been protected by adding a requirement that two of the three signatories on the account(s) be required to sign for transfers of funds (another first).
- The 2013 budget, currently being finalized, will include more supplementary information than budgets have included in the past. This will provide for more transparency and allow current and prospective members to thoroughly analyze the financial health of the HOA.

The officers and directors of your Master Property Management Association are committed to the vision that is The Villages of Garrison Creek and are working diligently to assure that your finances are protected and that your property values are enhanced through the wise management of your HOA.

Please help your association reduce costs – and save you money.

A new **COMMUNICATIONS** tab has been added to the association website at www.villagesofgarrisoncreek.com.

In addition to mailing via the US postal service, newsletters and other general communications to HOA members are now posted under the **COMMUNICATIONS** tab on the web page.

If you would like to help our association move towards becoming more ‘green’, reducing the consumption of paper, postage, and the use of other resources that negatively impact our environment, please consider opting out of receiving paper communications.

To opt out of paper (except for the annual meeting notice and accompanying materials) simply drop us an email at villagesofgarrisoncreek@gmail.com to let us know that you will be keeping connected by reading the VGC communications posted on the website.

Besides being environmentally friendly, eliminating the mailing of paper communications will save your association – and you – money. Because every penny your association spends becomes part of your dues.

Remember – if you choose to opt out of receiving paper you will still receive the annual meeting notice and ballot each year via the US mail.

GO GREEN – GO PAPERLESS!

