

# *The Villages* OF GARRISON CREEK *A Private Planned Community*

September 13, 2020

## **Fall Newsletter**

### **Board Meeting September 23 at 2:00p.m.**

Lots of exciting work has been happening within the Villages this Spring and Summer. Despite the pandemic and currently the smoke-filled air, work has continued and is moving forward on many projects.

September 23, 2020, at 2pm, is the next scheduled board meeting. The agenda for this meeting will be, management 2021 and beyond, information on asphalt crack filling, budget planning for 2021, and annual meeting planning. This again will be a zoom meeting, and an open invitation is extended to all. To attend the meeting, use the link found in our Members Content Section at: <http://villagesofgarrisoncreek.com>.

If you are not familiar with Zoom and would like to participate, there are residents who are available to answer questions. Please contact Richard Bartlow at [webmaster@villagesofgarrisoncreek.com](mailto:webmaster@villagesofgarrisoncreek.com) or Jack Gisler at [strategicplanning@villagesofgarrisoncreek.com](mailto:strategicplanning@villagesofgarrisoncreek.com). Your participation is encouraged.

Budget Planning for 2021 will begin this week. The process is as follows. The Finance Committee begins to calculate the expenses for the next year in September. We look at what was spent for the past 2 years in each line item and estimate the needs for the following year. The Operating Budget must cover the expenses of keeping our common areas beautiful and well-maintained. The Reserve Fund covers those bigger projects that are not necessarily done yearly. The Villages of Garrison Creek is lucky to have a team of dedicated volunteers who plan and manage our finances. This year committee members are Marie Evans and Jim Hall, Co-Chairs, Dick Cook- Ex-Officio, Ray Goff- Common Areas, Dennis Olson- ARC, Judy Board, Jeanne Joyal, and Denise Bartlow. Reserve Study members are Ray Goff, Chair, Henning Gulddhammer, and Lanny Collins.

The Common Areas headed by Ray Goff have been exceptionally busy this spring and summer. **Ray's report of this year's projects can be found at the bottom of this newsletter.** Please note the upcoming tree thinning project, anticipated to occur this fall along Garrison Village Way. This large project has been precipitated by the rapid decline of trees along GVW, and the anticipated arrival of emerald ash borer into this area. As stated by Ray in his report [below] our beautiful trees are at risk, and require drastic action to continue the future of our beautiful avenue. Also note Ray's call for assistance of volunteers- putting your name in as someone who could help in this important endeavor is needed. An example would be assisting with clean-up after our wind storm last week, or helping with a tree removal on a pathway.

In closing news- Board member and ARC lead, Jim Murphy and his family are moving from the village this fall/winter. He has served on the Board of Directors and been the lead for the ARC committee for 3 years, a phenomenal length of service. Jim and his wife Mary Jo

moved to the Villages in 2017, after being snowbirds in Arizona for a few years. Prior to moving here, Jim was an agent for the Federal Government in Texas. His service on the Board and as committee lead of ARC earn him the award of “double duty” champion. His tireless devotion to both jobs, whether he was at home in the Villages or snow birding in Arizona will be remembered as extraordinary and deeply appreciated. We wish him and his family well as they continue the next leg of their journey. In Jim’s words- “This ARC guy will soon be leaving this beautiful village development. I have enjoyed the past 3 1/2 years serving on both the Board of Directors and the Architectural Review Committee, but with no regrets, it is time for our next adventure. Through my VGC volunteer positions I have met and worked with many of you, made new friendships, answered your questions, and helped you to better understand our CCandR’s and Land Use Standards. I take with me a couple projects that I need to complete, and with the many projects that are being planned by your Board you may occasionally see me around. But for now, we are moving, then off to Arizona for the winter”. Fondly, Jim Murphy

All the above tasks have been accomplished and managed by volunteer hours, saving the Villages countless dollars in expenses. A huge Thank You is extended to those named and those unnamed who give of their time and energy.

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## **VGC Common Area Maintenance Activities**

**January 1 – September 15, 2020**

### **1) Repair of Bridges Over Garrison Creek**

- Repairs to Bridges 2 and 3 have been completed & funded within the VGC Operating Budget.
- Repairs to Bridge 1 is planned for late September/early October...funded within VGC Operating Budget
- Bridge 4 repairs are completed...funded by WWHA.

### **2) Garrison Village Way Asphalt Sealcoating**

- Completed this approve Reserve Spending Plan project in August 2020.

### **3) Concrete “Tripping Hazard” Crack Grinding...GVW Sidewalks & Walking Trails**

- Unsafe “tripping hazards” on VGC sidewalks have increased as our sidewalks have aged, caused by tree root activity, frost heaving &/or settling of concrete squares.
- Problem arises when one concrete square rises or sinks & the adjacent square does not, causing a right angle “tripping hazard” with heights up to 3 inches.
- We “learned” about concrete grinding last fall with an outside contractor grinding down 20 of the most dangerous cracks.

- We followed up this year using Ike Muro’s crew to grind down an additional 30 cracks...completed in the last couple of weeks.

#### 4) East Pond Renovation

- Project completed last fall to drain & dredge the east pond, replace the pond liner & create a more stable pond perimeter.
- Landscaping around pond has been underway all year, with final plantings planned for this fall.
- We also need to raise the water level in the pond, which will require re-routing of roof drainage water from two nearby residences.....also planned for this fall.

#### 5) Asphalt Crack-Sealing

- We have been sealing cracks in our asphalt streets with a \$2,000 to \$3,000 budget for the last few years.
- As our streets continue to age, they have been experiencing increased lengths of cracks.
- Asphalt crack-sealing is planned in late September to “catch up”..with \$11,000 of work to be done this year.

#### 6) West Pond Renovation

- Draining and dredging (& replacement of the liner if one is present) was approved by Homeowners as a Reserve Spending Plan project to be pursued in 2020. The project has been rescheduled to 2021 due to the Covid-19 pandemic preventing the timely hiring of work crews.

#### 7) Garrison Village Way Tree Thinning

- Our beautiful canopy of trees lining GVW are unhealthy and at risk. A project to address this issue was approved by Homeowners as a Reserve Spending Plan project to be pursued in 2020.
- We now believe the unhealthy tree problem is primarily caused by the trees being planted too close together, which is starving them for proper sunlight. **Note the healthy trees with 25 ft to 35 ft spacing around the Clock Tower Circle & adjacent to the Nursing Home...& contrast them with the preponderance of overcrowded, nearly leafless, dying trees (with 15 ft to 20 ft spacing) on GVW between Larch St and the Clock Tower Circle.**
- VGC neighbors John and Yvonne Jaso, Tom Emmerson and I surveyed the trees earlier this year; we identified 62 of the 163 trees between Larch St and the Clock Tower Circle as candidates for removal...approximately 38% of the trees.
- The project also calls for the planting of 16 new, non-Ash trees to help us get closer to the desired 25 – 30 ft spacing and provide more diversity of tree species than we have now have in the predominantly Ash canopy over GVW.
- The project is planned for late September/early October as soon as the contractor is available.

- We anticipate more removals & additions for 2021 & future years as we see how the trees are responding with access to more sunlight than in the past.

#### 8) **Other VGC Volunteer Common Area Projects**

- A big “thank you” to volunteers John & Yvonne Jaso (Village 7); Joe & Bonnie Roemer (Village 8); Matt Casey (Village 9), and; Dan Halstrom (Village 6) for countless hours of volunteer landscaping, mowing, removal of problem trees & storm damage cleanup along our walking trails. I think you will agree that our walking trails are getting more and more beautiful each year!
- **New volunteers are cheerfully accepted...**please contact me, Ray Goff (Village 6) at [ray@amavicellars.com](mailto:ray@amavicellars.com) if you can volunteer for a few hours each month to help reduce the costs of VGC common area maintenance.

**Submitted by .. Ray Goff, Volunteer VGC Common Area Maintenance Lead**