

Villages of Cherry Hills MHA Monthly Board Meeting

February 10, 2026

Attendance:

Property Manager: Diane Burnell

Treasurer and Financial Chair: Mark Hayek Audubon Village

President & Pool Co-Chair: Mike Doak; Willow Glen

Member: Aaron Kunzler, Oak Park

Member: Rob Stanton, (Julie Belver) Victoria Crossing

Member: Marian Meinhardt, Carriage Crossing

Secretary & Member: Diane Alonzo, Arlington Terrace

Not in attendance: **Member:** Laura Watkins, Hunter's Crossing

The meeting was called to order at Wildwood Grill at 7:00 p.m.

Treasurer Report – Mark

- ❖ Now that our website is up and running ,Aaron will post the financials on the Villages of Cherry Hills website (<https://www.villagesofchereryhills.net>) after each monthly meeting.
- ❖ The 2026 assessments have started to come in.
 - If every resident were to pay their assessment, we would have approximately \$500,000 in paid dues.
 - ✓ However, some residents have not paid their assessments in 10+ years
 - We do assess late fees and interest. However, it can only be charged when the resident pays the assessment, refinances, or sells.
 - We also put a lien on the property, but that can only be done every three years.
 - It tends to be the same homeowners year after year that are delinquent.
 - If a homeowner is delinquent, their phone will not allow them to enter the pools until the assessment(s) are paid and up to date. The list automatically updates daily.
- ❖ There is a home in Audubon Village that is in foreclosure.
 - Before the purchaser can close with the title company, any and all unpaid assessments will need to be collected.
- ❖ The first payment to Pro Pool is due in March.

New Business - Mike

❖ North and South Pool

- Tuckpointed at both pools has been completed by R&K Tuckpointing.
- Both buildings have been power washed.
 - When they power washed, we had to de-winterize the water line. However, the contractor paid to re-winterize it upon completion of the job.
- Sealing has also been completed

New Business – cont.

❖ North Pool

- Chesterfield Fence will be taking down the existing fence around the pool and installing a new 6-foot steel fence (up to current code).
 - ✓ City and County permits have been taken care of
- The unlevel concrete in the foyer is scheduled to be replaced.
- Pro Pool Update
 - ✓ Pro Pool will be painting new signage on the concrete – marking water depth, no diving, etc.
 - ✓ Mike and Aaron will set up a meeting with Jason to discuss the following:
 - Pro Pool feels that the cartridge for the filter needs to be replaced. Why this was not mentioned before?
 - Pro Pool also wants us to replace the screws/anchors for the tarp – approximately 40 anchors ~\$1,500. Mike and Aaron plan to set up a meeting with Jason to discuss.
 - Replace the chlorinator in the kiddy pool

❖ South Pool

- Pipe to be replaced at the pool

❖ Greenwood Group

- When weather permits, they are scheduled to cut off the large broken branch on the tree on the east side of Village Hills Parkway, just north of Oak Park

❖ Monument sign – Village of Cherry Hills

- The back of the sign needs some repair work which has been scheduled

❖ Ponds

- When weather permits, hopefully in March, the new pumps will be installed in the ponds as well as new LED lights where needed
- Three plastic swans were purchased for the ponds to hopefully deter the geese
- There has been a noticeable increase in the number of geese throughout The Villages of Cherry Hills.
 - ✓ Goose droppings are all over common ground, resident's yards, sidewalks, and streets.
 - ✓ One swan will be placed in each of the three main ponds – the entrance, Audubon, and Willow Glen
 - ✓ These are weighted so they don't blow out of the pond
 - ✓ This seems to have worked in the Enclaves of Cherry Hills, so we hope to have the same success.

New Business – cont.

❖ Snowplowing/Shoveling of Sidewalks

- We have a bid of \$3,800 from the Greenwood Group to shovel and treat both sides of Village Hills Parkway (about 2 miles) from the roundabout up to the South Pool.
- We will be looking into getting another bid from another company as well.
- Once the bids are in and we make a decision, we will vote to put it into the budget for next year.
- To be discussed – At what depth of snow is it to be removed and treated?

❖ Individual Villages - Monument Insurance

- Reminder to board members that each village needs to have insurance on their monument
- ✓ We can tag onto the Master Association's insurance for a nominal fee

❖ Social Activities encouraged within each village

- At your next neighborhood board meeting discuss lining up social activities to involve the neighborhood, and meet your neighbors
- Use money in your neighborhood fund to pay for the activity
 - ✓ Suggested activities:
 - “Donut Saturday”,
 - “Dog Days of Summer” (hot dogs)
 - “Yappy Hour” (Your dogs will be pampered with special treats while you enjoy appetizers and beverages)
 - “Taco Tuesday” (food truck or catering from a local restaurant)
 - “Ice Cream Social” (at Singers)
 - “Let’s Ketchup” (Burgers, chips, and drinks)
 - “Easter Egg Hunt”
 - “Holiday Cheer” (Cookies and Hot Chocolate – maybe even Santa)
 - “Have a Slice Night” (Pizza)
 - “Party at the South Pool”
 - “Soft Pretzel Day”
 - “4th of July Parade”
 - “Pumpkin Carving Contest”
 - “Halloween Trunk or Treat”
 - “outdoor Movie Night”

❖ The meeting was adjourned at 8:00 p.m.

NEXT MEETING DATE: TUESDAY, MARCH 10TH @ 7:00 P.M. @ THE WILDWOOD GRILL