

Villages of Cherry Hills MHA Monthly Board Meeting
November 11, 2025

Attendance:

Property Manager: Diane Burnell

Treasurer and Financial Chair: Mark Hayek Audubon Village

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

Secretary: Diane Alonzo, Arlington Terrace

Member: Laura Watkins, Hunter's Crossing

Alternate Member: Julie Belzer, Victoria Crossing

Member: Marian Meinhardt, Carriage Crossing

Member: Aaron Kunzler, Oak Park

Not in attendance: Member: Bob Stanten, Victoria Crossing

Residents in attendance: Diane Leavy – Victoria Crossing, Debbie Klaus – Victoria Crossing

A motion was made to call the meeting to order at El Maguey, around 7:15 p.m.

Financial Report - Mark

- ❖ Proposed 2026 Budget
 - Income just short of \$500,000
 - Expenses ~\$340,000 - \$345,000
 - That leaves ~\$140,000 not yet allocated
- ❖ Upcoming expenses in 2026- ~\$67,000
 - Replacing the fence at the North Pool with steel fencing, not aluminum
 - Bid of ~\$22,000 to replace the entire fence (Chesterfield Fence Co.)
 - Talk to Kevin at Chesterfield Fence to see what code is: 4' or 6' all the way around
 - To be voted on at the January meeting
 - Tuckpointing and sealing at both the North and South pools
 - Repair/replace the concrete in the breezeway of the North pool – to be done at the time the fencing and gate are installed
- ❖ Other areas of concern – No decision at this time as to whether or not to add it to the 2026 budget.
 - The gazebo across from the North Pool, in Audubon, needs to be renovated. The core structure needs to be redone.
 - South Pool
 - Two valves need to be replaced at the kiddie pool
 - New signage needs to be painted on the walkway

Financial Report – Mark (cont.)

- ❖ Any money remaining will be added to the reserves and applied to the tennis courts/all-purpose courts
- ❖ A motion was made to approve the 2026 budget – It was seconded. No one opposed.

President's Report – Mike

- ❖ Greenwood Group Contract
 - We still have one year left on the contract. After that, the cost will increase by 4%.
- ❖ Pro Pool Contract
 - We still have one more year left on the contract.
- ❖ Tree planting at the entrance
 - At no cost to us, Wildwood will be purchasing and planting new trees near the entrance where construction was done this summer.
- ❖ Lights in the parkway near the entrance
 - Wildwood is responsible for repairing the three lampposts in the island along Village Hills Parkway. Once again, this is at no cost to us.

New Business

- ❖ Aaron suggested the idea of having a “Holiday Decorating Contest” between the seven Villages in Cherry Hills.
 - First proposed contest - Decorate the monuments at each village entrance.
 - Second proposed contest -Decorate individual homes withing each village.
 - Aaron suggested two separate awards with signs showing winning village monument, and a second sign for the winning decorated home in each village.
 - ➔ The proposed contest to decorate individual homes was dismissed
 - Voting will take place in January at the Master Association meeting
 - A sign advertising the “Holiday Decorating Contest” will be placed at the entrance to the Villages of Cherry Hills.
 - ➔ More information will be posted on our Facebook page.
 - Signs denoting 1st, 2nd, and 3rd place will be placed at the entrance to the three winning villages.
 - No monetary prize will be awarded
 - A motion was made and approved to authorize ~\$250 for signage

Property Manager – Diane B.

- ❖ Diane informed us that the insurance we have through the Master Association in the Villages of Cherry Hills also covers the monuments and cul-de-sacs in each village. Therefore, each village does not need to have their own individual insurance coverage on this.
 - Each village can tag onto the Master Association for ~\$50 or less.
 - However, the insurance company needs to know the cost of each monument and sign

Other Business – Brought up by the residents in attendance

- ❖ Subdivision trash cans of concern – leaning and cracked/broken lids
 - We will get bids to replace all seven (7) trash cans and put them on a concrete pad.
- ❖ Add a “Come back/Throwback” wall in the tennis courts
- ❖ Fire hydrants
 - Not all hydrants on Village Hills Parkway were painted
 - We will check with the fire department about making sure they all are painted

Updates on each Village

- ❖ Arlington Terrace – nothing new to report
- ❖ Hunter's Crossing
 - Spent money on landscaping
 - Received letters from Wildwood in regards to trash cans – should not be visible from the street
- ❖ Victoria Crossing
 - New roofs on buildings
- ❖ Oak Park
 - Lawsuit over homeowner cutting down trees and clearing out common ground
- ❖ Audubon Village
 - Issue with a refrigerator, mattress and firewood at a residence. It has been cleaned up.
- ❖ Willow Glen
 - A large van wrapped in Santa décor needs to be moved
 - A home is still missing siding from the storm earlier this spring
- ❖ Carriage Crossing
 - Erosion issues with mud sliding onto the sidewalk
 - Street parking still an issue

NO DECEMBER MEETING

Next meeting, Tuesday, January 13th @ Tucker's @ 6:30.

- ❖ Let Diane B. know whether you will be attending the dinner meeting in January or not.