

Villages of Cherry Hills MHA Monthly Board Meeting

April 2, 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: Laura Watkins, Hunter's Crossing

Member: Rob Stanton and Julie Belver, Victoria Crossing

Member: Marian Meinhardt, Carriage Crossing

Secretary & Member: Diane Alonzo, Arlington Terrace

The meeting was called to order at Wildwood Grill at 7:00 p.m. by Mike Doak, and seconded by Aaron Kunzler.

Treasurer Report – Mark

- ❖ Aaron has been working to update the Villages of Cherry Hills website (<https://www.villagesofchererhills.net>). He has posted the financials as well as the monthly meeting minutes from January 2026 to present.
- ❖ Assessments come in around the 21st/22nd of the month, but are not posted until around the 15th of the following month.
- ❖ The monies that have already been received from assessments was budgeted to go towards pool maintenance.
 - That money has already been put towards the cost of tuckpointing, the deposit on the new fence around the North Pool, and other pool repairs.
 - Concrete repair at the North Pool ~\$17,000
 - New 6-foot fence and gate around the North Pool ~\$27,000
- In another three months, the second half of the assessments will start to come in.

New Business – Mike

❖ Ponds

- All ponds were stocked with fish last year, so they are ready for fishing!
- Artificial swans were placed in the upper and lower ponds in Audubon to deter geese.
 - ✓ They are definitely doing the job. The number of geese has decreased substantially.
 - ✓ Grassy areas and sidewalks are much cleaner due to the lack of goose droppings.
 - ✓ Next year, additional swans will be purchased for the other ponds.
- There is one goose nest by one of the ponds in Audubon. A resident of Audubon works for the Department of Conservation, and legally removed the eggs from the nest and replaced them with fake ones.

❖ Cameras at North and South Pools

- All Master Association board members will be set up to have access to the cameras via their phones.

New Business – Mike (continued)

❖ Pool Opening

- A letter and one registration card will be mailed out soon to all residents.
- Only one registration card per household needs to be completed, as it will be kept on record at the North Pool.
 - ✓ Names and phone numbers of those using the pool are to be listed on the card
 - ✓ Cards can be turned in at the North Pool on any of these dates:
 - ☞ Saturday, May 9th from 10-12 (Working: Mike, Mark, Diane A.)
 - ☞ Wednesday, May 13th from 5-7 (Working: Mike, Mark, Marian, Laura, Diane A.)
 - ☞ Saturday, May 16th from 10-12 (Working: Mike, Laura, Diane A.)
 - ✓ Once cards are turned in, the resident will receive a copy of the pool rules and regulations.
 - ✓ At that time, addresses will be checked to see if dues have been paid. If a homeowner is delinquent, their phone/fob will not allow them to enter either pool until the assessment(s) are paid and up to date. The list automatically updates daily.
- PDK - David, from PDK, will be there on Wednesday, May 13th, to sit with Diane B. should any questions/problems arise with phone or fob access
 - ✓ It has been brought to our attention that due to so many different makes/models of cell phones that some may not work with the PDK system.
 - ✓ If you wish, you can choose to have access to the pool via your phone and a fob (at the cost of \$35; a refundable deposit when the fob is returned)

❖ North Pool

- Chesterfield Fence has told Mike the fencing material is in.
 - ✓ They will contact Mike with their starting date – which should be very soon.
 - ✓ Work will be completed by the end of April.
- Diane B. will contact the concrete company to see when they will begin their work.

❖ South Pool

- The Greenwood Group cleaned out the area behind the pool where the broken grate was and disposed of the vegetation and grate.
- Kelpe Construction repaired the structure and secured the new grate in place
 - ✓ Cost ~\$3,700

❖ Pro Pool

- Invite them to attend our May meeting.
- Once the guards go back to school in August, a motion was made NOT to hire guards and keep the North Pool open during the week until Labor Day.
 - ✓ Last year, few people used the North Pool during that week (Tuesday thru Friday).
 - ✓ The cost to keep it open is ~\$3,000.
 - ✓ Motion was made by Mike Doak and seconded by Laura Watkins. Vote was approved by the majority.
 - ✓ From the time the guards go back to school in August, until Labor Day, the North Pool will only be open on weekends.
- Pro Pool wanted to know if we were interested in purchasing “Wet Floor” signs to set by the restrooms at both pools.
 - ✓ Cost per sign ~\$100
 - ✓ Voted not to purchase them. If we decide we need something like that, we can purchase them at Home Depot or Amazon for a lesser cost

❖ **Fountain behind the North Pool not working**

- Aquatic Control has been out to look at the issue with Mike Doak
 - ✓ There is an issue with the cables that work the lights and the fountain
 - ✓ Cost to repair ~\$5,000

❖ **Greenwood Group - Irrigation system**

- The Greenwood Group has been out to check the irrigation system to make sure it is up and running properly.
 - ✓ As you enter the subdivision, right past the townhomes, on the right side of Village Hills Parkway, it appears one of the sprinkler heads is leaking.
 - ✓ Diane B. will contact The Greenwood Group to check and repair if necessary

❖ **Greenwood Group – Trees**

- There are a few trees near the entrance to the subdivision where the main leader has broken off towards the top, due to recent winds and storms.
 - ✓ Diane B. will talk to Jason about this.
- A pile of branches and limbs left on the parkway by the Willow Glen Pond. It will be picked up next week.

❖ **Greenwood Group – standing water by tornado siren at Willow Glen**

- For quite some time, there has been a low area of ground between Village Hills Parkway and the sidewalk on the west side of the street . . .commonly called the “duck pond”.
 - ✓ Two large areas were dug up and a drainage system installed to alleviate this issue.
 - ✓ Grass seed was distributed on top once the job was completed.

❖ **Storm Drainage on the west side of Village Hills Parkway**

- There are some downed trees and branches in this area, by the townhomes/condos that should be cleaned up. It is not the property of the Village of Cherry Hills, but rather MSD. Hoping to get them to come out and clean it up.

❖ **Trash Cans in the Common ground**

- Diane B. will see if the company doing the concrete work at the pool can give us a bid to tear out, level, and replace the concrete under the trash cans throughout the common ground areas.

❖ **Flyer from Monarch Properties**

- Residents received a flyer from Monarch Properties announcing a couple events in Cherry Hills.
 - ✓ On Saturday, April 11th, starting at 7:00 a.m. they will host a neighborhood garage sale for all residents who wish to participate.
 - ✓ On Saturday, May 2nd, they will host a shredding event from 9:00-12:00 in the parking lot of the North Pool

❖ **Property Manager – Diane Burnell**

- Diane has been the property manager for the Villages of Cherry Hills pretty much since its inception. She is looking to retire from her position over the next year. We are looking for a young resident/candidate that lives in Cherry Hills, and has the experience and background to do the job.
 - ✓ At this time, we are considering Aaron Kinzler for the position. More will be discussed at the next meeting.

❖ **Individual Neighborhood Issues**

- Rob Stanton, board member from Victoria Crossing, stated that they have an issue with non-residents dumping trash in their dumpsters.
- Rob also reported that a couple of years ago, there was an ash tree that was removed by the association, at the corner of Victoria Crossing and Carriage View. They would like to see a new tree planted in its place.

❖ **The meeting was adjourned at 8:10 p.m.**

- Motion to adjourn made by Diane A. and seconded by Marian.

NEXT MEETING DATE: TUESDAY, MAY 12th @ 7:00 P.M. @ THE WILDWOOD GRILL