

Villages of Cherry Hills MHA Monthly Board Meeting
January 13, 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: Bob 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 Tucker's at 7:00 p.m.

Treasurer Report – Mark

- Now that our website is up and running, the financials will be posted on the Villages of Cherry Hills website (<https://www.villagesofchererhills.net>) after each monthly meeting.
- The final numbers for 2025, given to us by City and Village, show our income to be about 5% under expectations.
 - With the new program City and Village has been using, there have been some glitches. Mark will check to see if the numbers they gave us are correct.
- The first batch of 2026 assessments have started to come in.
 - Some residents have not paid their assessments in 10+ years, and owe \$8,000-\$9,000.

- 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 \$25,000 set aside in reserves.
 - However, with the increased assessments in 2026, we plan to double that amount in reserves to \$50,000.
 - The reserve will be used for repair of the tennis courts and other upcoming large expenses.
- Contracts with Pro Pool and The Greenwood Group are good through 2027.

New Business

- At a previous meeting, [Diane B.](#) requested the names and contact information of all trustees from each of the 7 Villages so the Master Association Webpage could be updated.
- All names and positions will be listed. Not every trustee needs to give their e-mail address/phone number. However, at least one member must list that information.
- Homeowners should contact one of the trustees in their subdivision with any concerns or questions, rather than contacting one of the members of the Master Association or the Property Manager.

- [Mike](#) discussed projects that are now being worked on as well as upcoming ones.

- Buildings at the North and South Pool
 - Both buildings are being tuckpointed by R&K Tuckpointing.
 - Both buildings are to be power washed.

- North Pool
 - Caulking the deck area.
 - Sealing
 - The unlevel concrete in the foyer is being replaced.
 - Chesterfield Fence has been contracted take down and replace the fence and gate around the pool.
 - The new fence will be taller and up to code.

- Trash cans on common ground
 - Looking into replacing all of them and mount them more securely.
 - Trash cans are emptied periodically by a resident of the Villages of Cherry Hills.
 - Reminder to residents not put dog waste in those trash cans – please take it home to dispose of it.
 - Do not throw wastes into the sewers as it empties into the pond at the entrance to the subdivision, and we have to then fish it out.

- Entrance Monument
 - Scheduled to be power washed
 - Repairs to the backing of the sign and replacing rusted brackets – waiting for a bid
 - New light ordered to replace the one that is broken and on the

ground.

- Gazebo at the entrance
 - New cluster lights to be ordered
- Front pond
 - New pump to be installed
- Relator sent out a flyer inviting residents to “Donuts and Coffee” to meet neighbors.
 - It’s fine that they are doing that, however, in the future, please run it by the Master Association first.

New Business – continued

- Clearing of snow-covered sidewalks
 - We will look into the cost of having the sidewalk on the west side of Village Hills Parkway cleared from the roundabout to the North Pool in times of heavy snowfalls.
- [Aaron](#) is now managing and updating the Village of Cherry Hills website as well as our Facebook page.
 - Any political or real estate posts are not allowed and will be removed.
- Congratulations to Oak Park for winning first place in the Christmas Monument decorating contest.
 - Thank you to all seven villages for participating. It was nice to see some Christmas spirit throughout our subdivision.
- Goose issue

- 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.
 - While it's a natural byproduct of these birds, the droppings can harbor harmful bacteria and parasites that pose risks to those who come into contact with them.
- Physical deterrents like floating swan statues are a simple alternative for pesky geese. If there is any bird that can match geese in aggression, it's the swan.
- Geese will usually avoid hanging out in the same space as them. Placing a fake swan in your pond will cause geese to think twice and likely keep them from returning.
- The artificial swans seem to have worked in the Enclaves of Cherry Hills. The goose population over there seems to have noticeably decreased.
- We have purchased three plastic geese. One of these swans will be placed in each of the three ponds in The Villages of Cherry Hills.
 - There is no guarantee this will work, but we are willing to give it a try.

The meeting was adjourned at 8:15

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