

## 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.villagesofchereryhills.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 10<sup>TH</sup> @ 7:00 P.M. @ THE WILDWOOD GRILL**