

**Villages of Cherry Hills Annual Meeting**  
**Thursday, September 18<sup>th</sup>**

**Board Members & Property Manager in Attendance**

- ❖ Diane Burnell, Property Manager
- ❖ Mike Doak, President – Willow Glen
- ❖ Mark Hayek, Treasurer – Audubon Village
- ❖ Diane Alonzo – Arlington Terrace
- ❖ Aaron Kunzler – Oak Park
- ❖ Laura Watkins – Hunter’s Crossing
- ❖ Open (Resident volunteered, Mike got her name) – Carriage Crossing
- ❖ Open – Victoria Crossing (Can two people share this position and alternate meetings?)

**Presenters**

- ❖ **Mike Doak – President**
  - Spoke of things accomplished since the September 2024 meeting
    - ✓ Improvements at the North and South Pool
    - ✓ Landscaping, irrigation, and pond improvements
  - PDK issues to be addressed in 2025 pool season
    - ✓ Representative from PDK will be at the North Pool first day pool opens to assist with phone app
- ❖ First Thursday of every month Mike goes to the coffee meeting with the Mayor.
  
- ❖ **Questions/ Items brought to Mike’s attention**
  - The fountain in the pond at Victoria Crossing does not work. Mike will check in to it.
  - Can we purchase floating swans for the pond at our entrance, such as those in the ponds at the Enclaves, to keep the geese away?
  - Can we get rid of the sand at the playground and replace it with something else?
    - ✓ Response: Other options are very costly
  - Parking situation in Carriage Crossing- many parking spots were eliminated
    - ✓ Who made the decision? Can it be changed?
  - Foliage around the lake at Victoria Crossing needs to be cut back
  - Was the leak in the pond at the entrance fixed.
    - ✓ Mike said it had quit leaking at this point, but lines still need to be sealed
  - ✓ Resident questioned having seen private trucks (not Greenwood) cutting limbs on trees

## Presenters - continued

- ❖ **Steve Cook – Resident of Lancaster Estates (Retired developer)**
  - Attends Mayor's coffees and Wildwood City Council Meetings
    - ✓ Ward 8 Council Members: Cliff Albers and Michael Gillani
  - Voted on and **approved** by the City Council at the last meeting:
    - ✓ A four-story, 168-unit apartment building
    - ✓ Approved - Tax abatement of \$52.5 million
    - ✓ The City Council felt that the businesses in Wildwood are failing because we don't have enough people living in the area.
  - Other properties to be aware of so we can keep this same thing from happening again
    - ✓ The 11 acres on the east side of Larry's Tavern
    - ✓ The undeveloped land on the west side of the entrance to the Villages of Cherry Hills
  - Message: Let our councilmen know you how unhappy you are with this decision
    - ✓ Make informed decisions when it comes time to vote for our councilmen again
  
- ❖ **Mark Hayek – Treasurer**
  - Finances are in good shape now, but need to start putting additional money into the reserves due to an aging subdivision.
  - The reserves need to be built up for long term projects coming up in the future
  - Landscaping soaks up a large part of the budget every year
  - Upcoming expenses over the next few years
    - ✓ Replace the fence around the North pool
      - ❖ At this time, it is a 4' fence, which is grandfathered into Wildwood's code
      - ❖ When replacing it, we will need to have a 6' fence - ~\$20,000
    - ✓ Stone retaining walls
    - ✓ Removal of any remaining ash trees
    - ✓ 3-4 year project to tear out and redo the tennis courts/all-purpose courts
      - ❖ Cost still to be determined, but could be up to \$150,000
      - ❖ Can the existing sport surface be reused?
      - ❖ Looking into alternatives
  - With increased expenses and inflation, assessments will be raised by 10%

❖ **Questions/ Items brought to Mark's attention**

- Can we put money into a CD to make us some money?
  - ✓ Response: We would need to pull the money out for expenses before it would mature.
- Are the Master Association monthly meetings open to all homeowners?
  - ✓ Response: Yes, however, please let us know ahead of time if you plan to attend, so there is room for additional people.
- Due to costs continually rising from year to year, why not do all repairs on the tennis courts/multi-purpose courts all at once?
  - ✓ Response: One option is to put money into reserves for this over a 2-3 year period, then do all the repairs at once

❖ **Aaron Kunzler – Board Member**

- Asking residents to volunteer for committees. Sign up sheeted are on the table.
- Keep your eyes and ears open for issues that occur in our neighborhoods
- We use Facebook as a means of communication with residents.