



Versailles III Newsletter

January 2015

2015 OFFICERS AND DIRECTORS

President: Mel Melton

Vice President: Elaine Novosel

Treasurer: Rich Ricca

Secretary: Chet Marmon

Lawn & Maintenance: Mel Melton

Social Committee: Karen Marmon

Architectural Committee: Board of Directors

Manager:

Lou Ellen Wilson

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Wilson* 3

From The President

Trust everyone had a nice Christmas and now we look forward to a healthy and happy 2015.

One change we have made for 2015 is for the Board of Directors to begin considering change order application requests similar to the way Versailles I has been doing very successfully for the last 2 to 3 years.

I believe the new system will be a good change because the Board will be able to approve/disapprove applications in 2 to 3 days for routine requests and around 7 to 10 days or less for non routine requests.

All applications can be scanned and sent by email or mailed to Lou Ellen who will in turn notify the board of the requests.

Please show as much information on the forms as possible with a good explanation of what you desire to do.

Including a sketch, blueprints, drawing, etc. from you and or the contractor doing the work will also work in favor of a faster decision of the request.

Mel

Mark Your Calendars

Board Meeting



Welcome

No-New Members to welcome

Please remember, if you are selling your home it is the **Seller's** responsibility to notify the manager and to also furnish the purchaser a copy of the Official Documents.

Architectural Requests:

Please remember if you are considering making any changes to the exterior of your home you need to submit your request in writing prior to beginning work, as indicated in the Rules and Regulations.



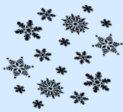
The work cannot begin until approval is received and we recommend you do not even sign a contract until you have received this approval. If you need a request form, please contact the Management Company.

Carriage Lights



Please check your carriage lights weekly and replace bulb or repair. They not only light the sidewalk for persons walking at night, if the light is out it also indicates to unwanted persons that the owners may be away. So for everyone's safety, please ensure your Carriage lights are always shining!!

Thank you.



Happy New Year everyone!

Sun Turf Winter Lawn Report

I hope this year is starting out great for you all, we are starting to get into a full swing of weed spraying and will be applying fertilizer by the end of February. We are also taking random soil samples from various locations and will let Lou Ellen and the lawn committees know the recommendations from these. Some issues can be corrected through the regular maintenance schedule, but there are times when it involves soil Ph, extremely low organic matter, etc. when additional treatments may be necessary at an additional cost. Our current cutting height is 1-5/8 inches high.

Lawns require one inch of water per week to stay healthy, so on weeks when we receive no rainfall 30-45 minutes of irrigation is needed. Thank you very much for your business,

Greg Easters
Sun Turf Care



*From the Desk of the Manager:
Lou Ellen Wilson*

We would like to thank all the members that took the time out of their busy schedule to attend the Annual Meeting. We are looking forward to another great year!

Enclosed is the 1st quarter invoice and a copy of the approved 2015 Budget. The fees will remain the same as the 2014 Fourth - \$258.00 per Quarter. We would appreciate your checking the information at the bottom of the invoice and correct any changes to your phone number/email. If you would like our office to automatically deduct your quarterly assessment from your bank account please contact the Management office and we can send you the form to be completed. If you have any questions about the budget or your first quarter 2015 invoices please contact our office.

We will be sending a copy of the 2014 Financial Reports after they are approved by the Board at their next Board of Directors meeting (before February 28, 2015). The Association is in excellent financial condition and one of the main reasons- all members pay their assessments in a timely manner, thus saving attorney and bad debt expenses—we thank you for that!

Reminders from the Manager's Office—

- Make sure your garage doors are closed at all times—there has been a rash of burglaries in SCC in the last several months and items were stolen from an open garage or entry was obtained thru an open garage.
- Check your home for mildew and mold on the roof, especially the North side. This is an excellent time of year to have them cleaned, when the humidity is low.
- Check the popcorn around your trees and shrub beds. Please clean and/or paint. After a few years dirt and mold have to be removed.
- **Always get written approval from the Architectural Committee prior to starting any work on the exterior of your home.**
- **If you walk your dog—please, please pick up after them even in your own yard.**

Please contact our office with any concerns you may have about Versailles III, especially lawn concerns. We have added another means to accomplish this—our web site: www.lewilsoninc.com— follow the appropriate prompts.

We want to wish each of you and your family a HEALTHY NEW YEAR!