



Village Woods Newsletter



Editor: Jim Beebe

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www.villagewoods.weebly.com

Frank Ruddy Passes

Long-time resident, Village Woods historian, and Board Member, Frank Ruddy, passed away suddenly while spending the summer in upstate New York with his dear wife Fran. Frank was an original owner in Village Woods and was a frequent member of the Board of Directors over the past 30 years.

Frank's wealth of knowledge regarding our community and his willingness to help out will be greatly missed by both the Board and his many friends and acquaintances. So will his smile and good humor.

Rest in Peace, Frank.

Louis Gallo Appointed to Board

At the September BOD meeting, Lou Gallo was appointed to fill the board vacancy resulting from Lee Webster's resignation. Lou and his wife Jean live on Danube Drive. Jim Beebe was elected by the Board to the position of Vice President and Lou was elected to the position of Secretary. We are very happy to have Lou aboard and we thank both Lou and Jean for wanting to be involved.

Filling Frank Ruddy's board seat is under consideration by the Board. Anyone who might be inclined to become involved can submit their name in writing to any Board member. Please let us know if you would like to be considered. The only special skill needed is the willingness to participate. Beyond that, you learn as you go.

2012 Budget Adopted

The budget for next year was adopted, as published, by the Board at the October board meeting. It holds the line on our monthly maintenance fee for another year. Treasurer Bob Lehmann and the Board work very hard to keep expenses under control so as to minimize or avoid increases. Thanks to Bob for another job well done!

On another, but related note, the payment coupons for 2012 will be going out soon to those who do not have their maintenance fee payment automatically deducted from their checking account.

Thanks for the Proxies

Your Board would like to extend a BIG thank-you to all owners who sent in their proxies for the October meeting. We had a very gratifying response for which the Board is truly appreciative. Proxy Statements insure member meetings can be conducted. Rescheduling takes extra time and money.

New Forms

New **Sales Application** and **Rental Application** forms are now available. They can be downloaded from the Village Woods web site at www.villagewoods.weebly.com

They can also be requested from Management & Associates where Tina or Mary can mail or email a copy to you. Board members may also have copies.

Get Approval First

Again, all work outside needs to be approved by the Board of Directors. It is common area and is the responsibility of the BOD. Submit an Architectural Change Request (ACR). Get APPROVAL first.

Be Careful Don't Let People Into Your Home

There have been a number of incidents, officially reported and otherwise, where members of our community have been victims of theft because they let "strangers" or "acquaintances" into their home on various pretenses, from being a casual acquaintance to showing the unit for possible rental or sale.

Have someone with you if you show your place. Make an appointment, don't show it to walk-ups. Call a neighbor, a friend, a Board member --- have someone with you.

Be suspicious and watchful. This doesn't make you a bad person. It protects your home and savings. It also eliminates the feelings of embarrassment and stupidity after something happens.