

# VILLAS AT GRANITE BAY

A PUBLICATION FOR V.G.B. HOMES ASSOCIATION

DECEMBER 2020

## THE VILLAS UPDATE

Fellow Homeowners,

Hope you all had a Happy Thanksgiving and will have a great Christmas and Holiday season ahead especially during these very difficult times. It does seem there's light at the end of the tunnel and we'll be on the mend in the very near future.

The landscape committee has planned tree removal and building clearance pruning for mid to late December. Be aware that Arborwell will be on site during this period to complete the work.

Trees to be removed are the plum in front of 9832 V. Francisco, the pear in front of 9801 V. Francisco, and a redwood near the fence on Brackenbury near 9928 V. Granito.

It's budget time again. Due to increased costs in water, electricity, reserves contribution and Master Association dues we are forced to raise the dues to \$375 per month beginning in January. It would have been higher if Board Treasurer Maryellen Peters had not spent so much of her time shopping The Villas' insurance policy. Thank you, Maryellen, on behalf of all VGB residents. The Board is studying ways to decrease future costs. We would be happy to hear from any of you with ideas to accomplish this.

Board Member Nancy Price and husband David will be living part-time "back east" next year so Nancy has asked to resign her 2021 year on the Board. We hate to see her go from the

Board because she donated so much of her time serving the Association and especially the Pool and Spa committee. Thanks for your time Nancy from all VGB residents. Homeowner Diane Moldrop has volunteered and has been appointed by the Board to fill this position for 2021. Welcome to the Board Diane. We appreciate it. Also, a heads up, we'll be replacing all gate column lights with low wattage LED bulbs. So if you see a stranger on a ladder in front of your house, that'll be me.

Back to insurance, the Board would like to remind you to occasionally review your homeowner insurance coverage. Make sure it is adequate to rebuild the interior of your unit, including upgrades, for everything "studs in" in case of catastrophic event. You can also get coverage for Homeowners' deductible costs associated with a claim against exterior damages (Association's insurance). The deductible amount is \$5,000 and is the responsibility of the homeowner.

Maria Middleton and Diane Moldrop have updated The Villa's website. There is plenty of information on there for your use, including guest parking passes. Please use them.

[www.villasatgranitebay.com](http://www.villasatgranitebay.com)

Our management company, AMC, also has a very useful website:

[www.assocmc.com](http://www.assocmc.com)

## BOARD OF DIRECTORS

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## ANNUAL MEETING

*JANUARY 19, 2020*

*PLACE AND TIME TBD*

## INSIDE THIS ISSUE

✦ *THE VILLAS UPDATE*

✦ *BUDGET REMINDER*



8:30AM to 5:00PM

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## BUDGET REMINDER

You are reminded to keep a copy of the budget with your other important Association papers. If you sell your home in the coming year, you will be required to provide a copy to your buyers. If you did not receive a copy or have misplaced it, please call AMC's Accounting Department and a copy will be sent to you for a nominal charge.