

VILLAS AT GRANITE BAY

A PUBLICATION FOR V.G.B. HOMES ASSOCIATION

APRIL 2022

THE VILLAS UPDATE

Fellow VGB Homeowners & Residents,

Spring is here and it seems the covid pandemic is finally behind us. Surely hope that none of you or your families were severely affected.

This year's Board includes Ed Brown-President; Kaye Dal-Bon-Vice President; Maryellen Peters-Treasurer; Diane Moldrup-Secretary; and Lisa Albrand-Member-at-Large. Special thanks to Diane and Lisa for stepping in when previous Board members needed to resign.

Diane will soon be delivering new Villas Resident Directories that will include contact information for Board members and AMC Property Management, plus plenty of other pertinent information.

Diane has also updated The Villa's website. There is a lot of information on there for your use, including guest parking passes, and especially notices for Meetings, etc. Please use the website to stay up to date. www.villasatgranitebay.com

Great news, we will be opening the pool (heating it) beginning May 1st. Enjoy the pool and spa and the exceptional new patio furniture. Please replace the spa cover after use, utility costs are ever rising.

Would any of you know of a landscape company that would be available to work for the Association for special projects? Our landscape company is too busy to take on any additional work and there are projects our Landscape Committee would like to get done. Let me know.

YEAR END REVIEW

You will soon be receiving a copy of your Association's Year-End Financial Statement that was prepared by your Association's CPA. This is an important document demonstrating how the Association spent your money during the last fiscal year. It is a protection for you and reassures you that your funds are being properly used. Please keep this document in a safe place with your other important papers. If you sell your home, you will need to provide the financial statement to

Speaking of help, I'd like to recommend a handyman to use on your own unit.

JCT Property Services, Justin Tarca, 707-285-7507. A number of your neighbors have used his services with excellent results.

FYI, the State has changed rental laws. We now have to make 12 of our units (25%) available for lease, if requested by owners for such designation, up from 8. As of today, we have 8 units that are used as rentals.

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.

See you all May 17 at our next Board meeting.

Enjoy springtime in Granite Bay,
Ed Brown, VGB Board President
916-798-3105
edb369@gmail.com

BOARD OF DIRECTORS

ED BROWN
PRESIDENT

KAYE DAL BON
VICE-PRESIDENT

MARYELLEN PETERS
TREASURER

DIANE MOLDRUP
SECRETARY

LISA ALBRAND
AT-LARGE

ANNUAL MEETING

MAY 17, 2022
POOL SIDE

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8:30AM to 5:00PM
800-464-4446
1401 El Camino Ave, #200
Sacramento, CA 95815
www.assocmc.com
Community Manager,
Barbara Lemaster
916-565-8080, 128
Barbl@assocmc.com
Customer Service
916-565-8080, 198