

VILLAS AT GRANITE BAY

A PUBLICATION FOR V.G.B. HOMES ASSOCIATION

MARCH 2025

GETTING TO KNOW YOUR VILLAS BOARD MEMBERS

First up, Diane Moldrup, Board President, who moved to the Villas in 2013. Over the years, she has served on the parking committee, landscape committee and website committee, acting as Board Secretary from 2021 through 2023. Her role as President began in 2024; currently she also maintains the position of acting Treasurer. Her volunteer duties include maintaining our community website <http://villasatgranitebay.com/>, as well as publication of the *Villas Resident Directory*.

Diane brings a strong sense of community connection to her role as president. This stems from years working with regional softball leagues and other local organizations. She reflects, "I enjoyed those positions and appreciated the opportunity to help make a difference."

Diane's professional retirement began in 2020 after working for more than 40 years in both the public and private sectors, including 30 years in Information Technology. She has a B.S. Degree in Business Management (1981) and a B.S. Degree in Computer Science (1991) from San Jose State University. When she is not busy with Villas governance tasks, Diane enjoys reading, gardening and genealogy, as well being "grandma" to her nearby family.

WHAT'S AHEAD FOR THE VILLAS?

We have a lot to do in 2025 but with only three board members doing the work of five, we will do our best to get the work done. Our focus will be on the Fencing project, Trellis project, Roofing Research project, and Spa Refurbishing project.

The Fencing project is underway and will continue into its second of four years in 2025. We will focus on the next group of fences on the priority list for completion this year. Affected homeowners will be notified.

The Trellis project has just begun. We will have RCR- River City Reconstruction- review all the trellis' and prioritize those needing repairs. Depending on the list, we hope to start repairs on the first group of trellis' in 2025.

The Roofing Research project is geared towards exploring replacement options as well as ways to extend the current life of the existing roofs. Most roofs are 26 plus years old!

Our goal is to determine whether we can delay the start of the actual roof replacement work currently estimated to begin in 2031 and last through 2034.

Delaying the start of the roof replacement work will give us additional time to continue to build up our reserves required to pay for the work.

BOARD OF DIRECTORS

DIANE MOLDRUP
PRESIDENT

KAYE DAL BON
VICE-PRESIDENT

OPEN
TREASURER

RICH MILLANG
SECRETARY

OPEN

MEMBER AT LARGE

ANNUAL MEETING

JANUARY 20TH, 2026

INSIDE THIS ISSUE

- ⊗ GETTING TO KNOW YOUR VILLAS BOARD MEMBERS
- ⊗ WHATS AHEAD FOR THE VILLAS
- ⊗ VILLAS GREENS- THE JEWEL OF OUR COMMUNITY
- ⊗ CAN YOU HELP?
- ⊗ MUCH MORE!!!



8:30AM to 5:00PM
800-464-4446

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Sacramento, CA 95815
www.assocmc.com

Community Manager,
Eric Allshouse
916-565-8080, 311
eric@assocmc.com
Customer Service
916-565-8080, 198

The Spa Refurbishing project was started in 2024 with the final bid approved of last fall. The work is scheduled to begin in March 2025 and is expected to last six weeks. Homeowners will be alerted to the refurbishment work schedule when it is finalized.

VILLA'S GREENS- THE JEWEL OF OUR COMMUNITY!

We hear often- even from realtors who service buyers and sellers here- how much the trees and bushes contribute to the visual beauty of the Villas. Did you know: *There are 225 trees within the Villas gates!*

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## **CAN YOU HELP?**

There is always a way to help maintain our community's beauty! Be sure to tend to your front and side patio areas. If you see a broken sprinkler head, consider jumping in and making the fix! ...Kudos to all those who came out to help with the Christmas light display! We sparkled through the holidays!

## **NEED TO COMMUNICATE WITH AMC MANAGEMENT?**

Contact Information for AMC can be found on the Villas website at

<http://villasatgranitebay.com/hoa-information>

AMC's online portal, AppFolio, is located at

[https://assocmc.appfolio.com/connect/users/sign\\_in](https://assocmc.appfolio.com/connect/users/sign_in).

## **COMING SOON. . .**

Community pool gatherings- an opportunity to Meet 'n Greet your neighbors.

## **REMINDER...**

Please use the Guest Parking Passes for your overnight visitors. Thank you!

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**Thanks to Allison Kreiser for writing this month's newsletter!**