



Voluntary Homeowner's Association

Hello,

My wife Kristine and I would like to welcome you to the neighborhood even though I realize that you moved into the neighborhood earlier this year. One of your neighbors has just called it to my attention. We hope that your relocation went well. We have lived here ourselves since 2006.

I wanted to take a moment and let you know about our voluntary neighborhood association, the Alluvium Woods Voluntary Homeowner's Association (AWVHA).

Back around 1998, a gentleman who lived on Las Brisas Blvd. named Gene Cohen, started the association and ran it for about 14 years. He did incorporate the association but basically worked alone receiving very little help from anyone other than yearly financial donations from residents in the neighborhood. During his tenure, he built up the landscaping on the three islands that are part of the two main entrances to our neighborhood as well as some surrounding areas. He started with nothing. These areas were bare and being over grown with weeds. Although these islands are township owned, they were doing nothing to make them nicer or to even just maintain them. Then in 2012, Gene moved away and had to resign from the association. He tried for 6 months to find someone to take over the association but no one would step up. Finally, right before he moved, I volunteered to take over. My main goal was to maintain what Gene built up and not let it deteriorate. After the first two years of working at this project, I was amazed at what he was able to accomplish.

When Gene left, he was asking for yearly donations of \$90 from each homeowner. When I took over, I lowered the asking donation rate to \$75 per year. I lowered the asking rate hoping that it would encourage more people to contribute. So far I have been able to accomplish my goal of maintaining these entrances and even make some minor improvements at this donation rate. Another high priority for me was to provide our neighbors with more transparency of the association by providing "Open Books" which Gene did not do. Furthermore, I have setup an association website for everyone to use to view the accounting spreadsheets and the yearly contribution lists. The website is located at:

AlluviumWoods.com

At this website, you can find out much more about the AWVHA. It also has many archived documents that I have placed there since I started leading the association.

I hope that you will be able to support the AWVHA in any way that you can. We usually contact residents 1-4 times per year by email and postal mailings with information, updates, and donation requests. Our first mailing is usually in late spring. If you have any questions about the association, the neighborhood, or even the town, please feel free to contact me any time.

All the best in your new home,

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