

NEWBURG VILLAGE NEWS

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We Need Your Help!

We have received a number of reports recently of incidents where golfers have been harassed by homeowners around the course and other reports of golfers either causing damage to homes by golf balls or by entering newly seeded or sodded lawns to retrieve golf balls. We're looking for constructive ideas to try to minimize the problems on both sides.

From the golfers' perspective, they DO have a legal right to enter your property to retrieve an errant golf ball. That right is specifically granted in the CC&Rs you all agreed to live by when you purchased your home here around the golf course. The golfers DO NOT, however, have a right to hit their ball out of your yard or drive golf carts through it.

Conversely, the golfers are out to have an enjoyable game of golf. They have a right to do that without being hassled. They must respect private property, and most golfers will do just that. If their ball goes in a yard, most golfers simply will walk in, quietly retrieve it, and return to the golf course before dropping the ball and playing on. **Golfers do not purposely try to hit houses or damage property.** We must remember, though, that most golfers are not as good as Tiger Woods (*even though they may think they are*). They will occasionally mis-hit a ball or not drive it as straight as they want to. And with Newburg Village Golf Club catering to newer golfers and those who might not play very often, this is a more frequent occurrence than might be otherwise expected.

On the other hand, you have a right to enjoy your property. When seeding or sodding a new lawn, it is reasonable to want people to stay off the lawn area until it gets established. If something around your home is damaged, it is reasonable to expect the person committing the damage to pay to have it repaired or replaced. Unfortunately, we are not always there when something is damaged. Also, we may not realistically be able to identify exactly who caused any damage. **A certain amount of golf ball damage is to be expected when living on a golf course.** There are riders for homeowners policies that can cover any damage, so we suggest you talk to your insurance agent to see if that would be of value to you.

The golf course also has a vested interest in this matter because they want to be a good neighbor. However, they have a business to run. If golfers are continually hassled when they play, the golfers will not

return, and that impacts the golf course negatively. You must remember, too, that **the golf course is private property.** It is NOT part of your yard or a public park for playing frisbee or riding ATVs. Residents DO NOT have direct access to the golf course. That is also spelled out in the CC&Rs. You cannot simply step out and play a few holes without paying the appropriate fee. Additionally, the golf course uses off hours, especially after dark, to water or to spray strong chemicals, fertilizers, and pesticides on the course. Some of these can be hazardous or cause allergic reactions if they come in contact with pets or small children, so it is important to not go out on the golf course after hours.

Again, we want your constructive ideas to help alleviate this situation. The golf course wants to find a solution to this as much as we do. They have already starting a voluntary damage report program for golfers where they ask any golfer who does happen to cause known damage to a homeowner's property to complete a report at the club house so the resident can be contacted and put together with the golfer. They are also redoubling their efforts to remind the golfers to respect private property, stay out of new lawns, and report any damage they may cause. In addition, the golf course is offering to provide stakes, rope and warning signs to those of you putting in new lawns so you can cordon off your back yard temporarily until the grass comes in. If you are interested using these for your lawn, please contact the Golf Course Superintendent at 332-7049. One other suggestion would be to pick up a "Keep Off New Grass" sign at Lowe's, Home Depot, or Menard's for a minimal cost.

As for you, the homeowner, we ask that if there is a problem with a particular golfer, please handle it with respect for all parties involved. When approaching a problem, your attitude goes a long way in determining how the problem will be resolved. An abrasive or abusive attitude begets the same in return. The golfers are not out to purposely cause any damage. As the saying goes, "Stuff happens." By approaching the problem with respect for all, it is hoped that you will be able to diffuse the situation and bring it to an acceptable conclusion.

We believe Newburg Village is an exceptional place to own a home and, as an Association, we try to facilitate the best possible living conditions for our residents. By all of us working together, we hope to minimize any future problems.

If you do have specific constructive suggestions to address the current rash of problems, please either contact Gary Tiffany at 332-4015 or email your suggestions to Board@newburgvillage.com.

Final Paving for Brimmer Way and Fairway View May Not Happen This Year

A number of residents have recently contacted the Board asking when the final layer of asphalt would be laid down on Brimmer Way and on Fairway View in Plat 2 of the subdivision. The streets have had only the first layer of blacktop for the past two years.

We first contacted the subdivision developer about the situation and were told that he could not install the final layer until given permission from the Cherry Valley Department of Public Works.

The Cherry Valley Department of Public Works acknowledged that they have the final say-so and stated that they normally do not allow the final layer of asphalt to be installed until at least 85% of the lots in a particular area are either built up or have foundations installed. This is because the heavy equipment needed for digging and pouring foundations can damage the streets and the Department wants to minimize any damage to the final coat so we have smooth streets. Makes sense.

We have 46 lots that are considered within Plat 2, running from the southern end of Brimmer Way, the full length of Fairway View, and stopping just into the northern end of West Ridge Lane. Currently, 34 of those lots either have a house finished or under construction or have a foundation poured. To reach 85% occupancy, we will need at least 39 lots finished or under construction, meaning we need five or six additional houses to be started.

While it is not impossible for an additional six foundations to be dug this year, we shouldn't get our hopes up. The Board will continue to monitor the situation and will encourage Cherry Valley Department of Public Works to allow the final layer of asphalt to be installed as quickly as possible.

NVHA Night at the RiverHawks

Our Activities Committee has arranged a special neighborhood night at the new RiverHawks baseball stadium for Friday, August 25. The RiverHawks are playing their arch rivals, the River City Rascals and there will be fireworks after the game.



Cost for the evening is \$18.00 per person and includes your game ticket and all-you-can-eat hot dogs, hamburgers, potato salad, beans and soda until game time. Checks can be made payable to NVHA and sent to Laura Ahern at 7377 West Ridge Lane. Deadline for tickets is Wednesday, August 16. If you have questions, please call Laura at 332-3251.

Top 10 List For Being A Good Neighbor

The following is adapted from a list found on another homeowners association's website.

1. **Get to know your neighbors.** Most negative perceptions are a result of a lack of communication, no matter what language you speak.
2. **Respect your neighbors and their rights to quiet enjoyment.** Put yourself in their shoes and keep any noises, dog barking, and music down to a minimum.
3. **Please take a "litter bag" with you when you walk your dog.**
4. **Summer may be here, but it is not too late for a little bit of "belated Spring cleaning".** Clean out your garage and make room for at least one additional vehicle.
5. For those of you with three or more cars, **please park at least two cars in your garage** so the others can be parked in your driveway. This will keep street parking available for your guests.
6. **Please don't leave your garage doors open and unattended.** It only takes a few seconds for valuables to be taken from your unattended garage. Your garage is also an open-door invitation for a home invasion or robbery. Do your family a favor and close the garage door when you're not out there.
7. **If you or your guests must park on the street, make sure the cars are not parked in front of a fire hydrant or mailboxes.** The mailman will not stop to deliver mail if there is car parked in front of the mailbox.
8. **Respect where you live.** Throw away those old pots, clean up your landscaping, cut down any weeds.
9. **Get involved.** Come to our monthly Board meetings or volunteer to help with any of our committees and activities.
10. **If you are having a problem with your neighbor (or with a golfer), talk to them with a smile.** They may not know they are causing a problem. Be polite and be willing to listen to their point of view. If the problem persists, contact the NVHA Board for assistance.

NVHA Board Meetings

The NVHA Board meets the first Tuesday of each month (unless that day is a holiday) at 5:00 PM at Christ the Rock Lutheran Church.

Upcoming Events

August 25 – 27

Cherry Valley Days Festival at Baumann Park

August 31 – September 3

On the Waterfront Festival in downtown Rockford