

# NEWBURG VILLAGE NEWS

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## Newsletter Debuts

With this issue, the Newburg Village Homeowners Association is beginning what we plan to be a regular communication tool between the Board and the residents. We'll use this newsletter to help keep you up-to-date on happenings around the subdivision and the Village of Cherry Valley and keep you informed on other items of interest. We plan this newsletter to compliment the information we publish on our neighborhood website, [www.newburgvillage.com](http://www.newburgvillage.com).

If you have a question you'd like to see addressed here or some news you'd like to announce, please either mail it to us at NVHA, P. O. Box 386, Cherry Valley, IL 61016 or email it to [news@newburgvillage.com](mailto:news@newburgvillage.com). We'll do our best to get it in the newsletter and on the website.

## Board Meetings Open to Public

Just a reminder that the monthly meetings of the Newburg Village Homeowners Association Board are open to any resident who is interested in attending. Meetings are scheduled for the first Tuesday of the month at 5:00 PM and are held at Christ the Rock Lutheran Church, located at the corner of Newburg Road and Mill Road, just down the street. The agenda for the meeting will be posted on the NVHA website approximately five days prior to the meeting.

## Grounds Committee To Present Report on Entrance Redesign

Our Grounds Committee will present their recommendations for the redesign of the subdivision entrance common area at the NVHA Board meeting scheduled for Tuesday, April 4 at 5:00 PM at Christ the Rock Lutheran Church. The meeting is open to anyone who wishes to attend.

The Committee has been working diligently since early February to design new entrance signs and plantings for our common area at the entrance to the subdivision. Over the last six weeks, they have met with Dan O'Brien, golf course superintendent, to review the current status of the entrance area, and with Robbie Miller, the landscape designer working to redesign the entrance to the condos. In addition, the committee members have reviewed numerous other entrance designs in our area and also in the Chicagoland area for ideas.

## Golf Course May Open Early

Assuming the weather continues to cooperate, Newburg Village Golf Club will be opening early this year, beginning Monday, March 27. The course had set its opening day as April 2, but warmer weather forecast for the end of March offered the chance to open early.



Whatever happens, that means that you will soon see golfers wandering close to your yard. As you know, homes and landscaping may, from time to time, be in the path of errant golf shots and those golfers will

attempt to retrieve their golf balls. The Club does a good job of reminding the golfers to be respectful of your private property and reminding them that all yards are considered out of bounds. Please remember, though, that the golfers do have a temporary easement over each and every lot around the golf course specifically for the retrieval of golf balls.

If your house does happen to get hit by a golf ball, please realize that it was not intentional. If you can identify the offending golfer or the foursome from which the ball came, please contact the clubhouse immediately. They will do their best to help identify the offending golfer. If the offending golfer can be identified, you may be able to recover any damages under that golfer's homeowners liability coverage. NVHA, the management of the golf club, and the owners of the golf course are not liable for any damage that results from an errant golf ball.

## Volunteers Wanted for Social Committee

We are looking for five or six volunteers to set up one or two neighborhood events for this Summer. Past neighborhood events have included a pig roast, a neighborhood picnic, and potluck dinners. Future events could also include a RiverHawks game at the new stadium or whatever else you might come up with. The events are a great way to meet other residents in the subdivision. If you would like to be involved on this committee, we could really use your help. Contact Gary Tiffany at 332-4015 if you'd like to help.

## Why Do We Have That Restriction?

Living in a subdivision with lot restrictions is a new experience for many people. The purpose of the restrictions and of the homeowners association that enforces them is to protect, preserve, and enhance the value, attractiveness and desirability of the privately- and commonly-used property of the subdivision. Basically, they help your property hold and improve its value.

In each issue of this newsletter, we will review one of the neighborhood restrictions contained in the CC&Rs and explain the reasoning behind it. Copies of the CC&Rs are available at [www.newburgvillage.com](http://www.newburgvillage.com).

This month's topic is mailboxes, and deals with the requirement for a specific mailbox and location of said mailbox. The CC&Rs state: "[The Developer] anticipates structuring a common area or areas for United States Postal Service approved mail boxes. Each Owner agrees to abide by the mailbox plan of the [Developer]. Information will be provided by the [Developer] to the Owner at the time of plan approval pursuant to Section D above."

The developers of our subdivision did adopt a uniform neighborhood mailbox plan in August, 2003 specifically to maintain uniformity throughout the subdivision and provide a top-quality residential community for everyone to enjoy. They consulted with the US Postal Service concerning postal requirements and also reviewed the uniform mailbox plan adopted by Zentz & Associates, developers of Rivers Edge Condos at Newburg Village, for those homes.



Our neighborhood uniform mailbox plan requires that all lot owners use the **Gentry All-in-One Mailbox Post Combo #GCI (mocha-colored)**, which can be purchased at Menards for a nominal cost. In addition, the plan requires that all mailboxes are to be installed side-by-side in groups of two on the inside circle of homes, and must be located on the left-side property line as one faces the inside circle home from the street. These two boxes are to serve that residence and the residence directly

across the street. If you have a specific questions concerning mailbox placement, please contact NVHA president Gary Tiffany at 332-4015.

## Update on Decoupling

As you may remember from the January 5 annual meeting, residents were asked to give their approval to a plan to officially decouple the Rivers Edge Condos at Newburg Village and the homes on Stove Ridge Lane into their own associations. Each would still be required to contribute their annual share into our Sewer System Maintenance Fund, but otherwise they would be separate

associations. The final signature count was 154 in favor and 1 against. The NVHA Board is moving ahead with the paperwork to make the change happen and will keep you informed of our progress.

## Got Computer Skills?

Are you pretty handy with a computer? Do you want to meet people around the subdivision? We're looking for three or four people who are creative with computers and the Internet to serve on our Communications Committee. The Committee would be responsible for publishing this newsletter on a regular basis, updating our website, and maintaining the homeowners' telephone directory. If this sounds like something that would fit your schedule, please contact Gary Tiffany at 332-4015.

## Updated Telephone Directory Enclosed

We've had a number of new families move into Newburg Village since the last telephone directory was published in the Fall. We've updated it for all of the residents and have enclosed a copy with this newsletter. Please file it where you can find it. It is provided to help you meet your neighbors and become familiar with who lives here. While we try our best to make sure everything is correct, if you do notice that your phone number as listed is wrong please contact Gary Tiffany at 332-4015 with a correction.

## Golf Club Launches Website

Newburg Village Golf Club has launched its own website at [www.newburgvillage.net](http://www.newburgvillage.net). There you'll find information on leagues, outings, lessons, tee times, and lots of other stuff. There's even a history of why the golf course and the subdivision are named Newburg Village.

As property owners, you currently receive a discount of \$200.00 on club memberships and a discount on regular greens fees. For those of you who golf regularly or who want to learn how to play, the club membership is a great bargain. Check it out.

## Upcoming Events in Cherry Valley

April 15th:

Easter Candy Scramble at Baumann Park - 2:00 pm sharp!

April 29th:

Summer Youth Recreation sign up at the Village Hall, 806 E State St. at 9:00 am for residents, 10:00 am all others

May 3rd:

Deadline for nominations for "2006 Citizen of the Year"

May 5th & 6th:

Village-wide garage sales, rain or shine! 8:00 am - 4:00 pm