



Monthly Community Board Meeting

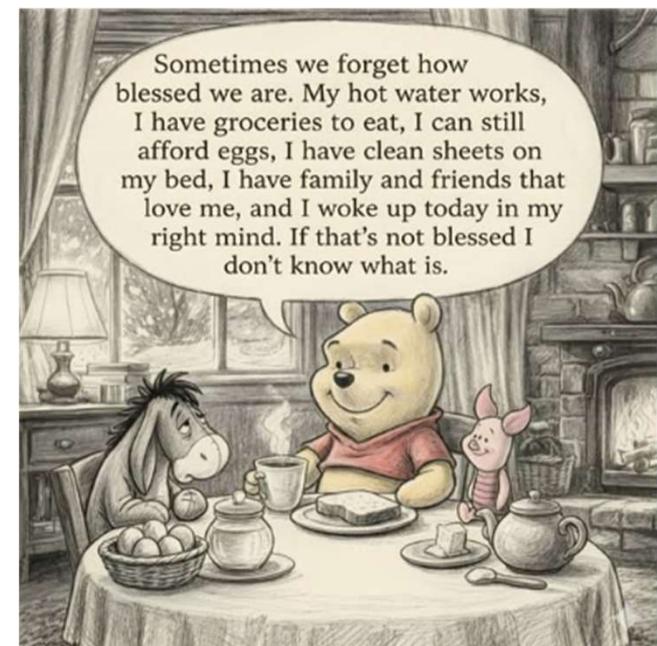
6:30pm on 1/14/2026 at Newark Senior Center & via Zoom

Zoom Attendees: Please make sure you are MUTED. Council audio will be enabled at the start of the meeting.



As we step into 2026, let's celebrate the wisdom we've gained and the friendships that make our community home.

May this year be filled with active days, peaceful evenings, and new memories shared with neighbors.

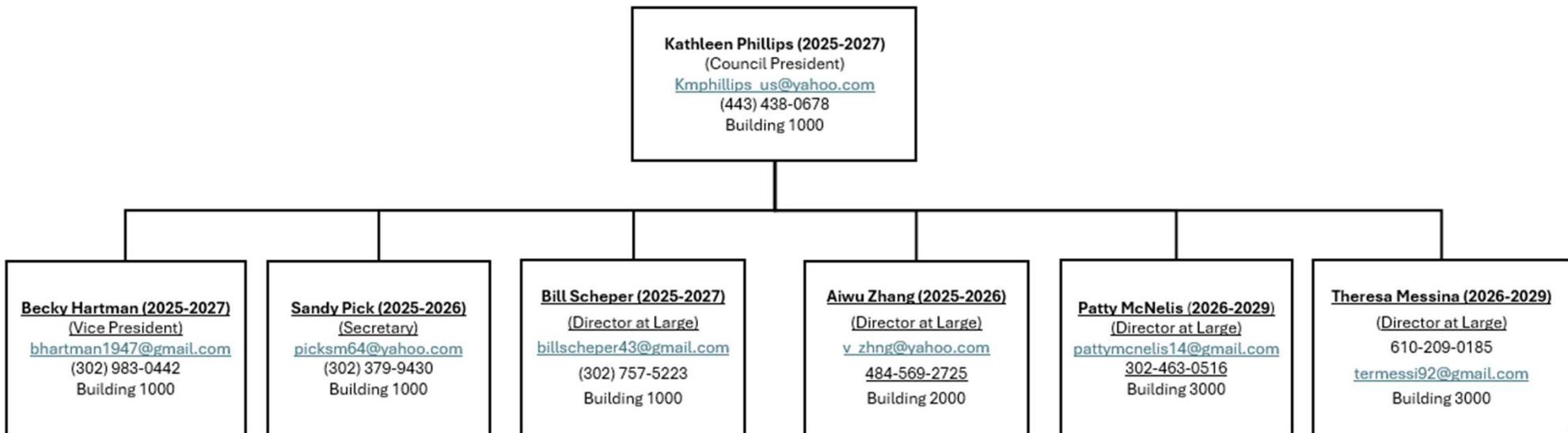




Monthly Community Board Meeting

❖ Meeting Call to Order

VoF HOA Board Members - Updated 1/9/2026



❖ Roll Call



Monthly Community Board Meeting

- ❖ Previous Meeting Minutes App
- ❖ Financial Report*

VOF Financial Report Recap

November-25

Operation	Reserve	Total	Adj/Accrued
44,807		44,807	
	26,111	26,111	
	825,773	825,773	(1,254.37)
	290,202	290,202	(35,658.73)
44,807	1,142,086	1,186,893	

Alliance Bank
Alliance Bank-Pipe repair-Special Assessment
Merill Lynch
WSFS Bank

Total Account Receivable
*(Accounts Receivable over 90 days)
Total Accrued Expenses
Unpaid Bldg 3000 Rebuild

Net Income
Net Expenses
Net Income (Loss)

Compare Budget vs Actual
Net Income
Net Expenses
Net Income (Loss)

23,917		
13,930		
24,235		11,300.00
76,294		(76,294.00)

91,866	63,235	155,101
76,390	35,659	112,049
15,476	27,576	43,052

Budget Nov 2025	Budget YTD	Actual YTD
91,866	1,064,154	1,080,956
76,390	1,059,628	1,029,724
15,476	4,526	51,232

Explanation for some large expenses

Reclass from water exp to storm water 761.02/736.48/761.02/247.58
unbilled Storm water 9/24- 9/25 accrual \$2300
unbilled Ground maintaince Sep-Nov accrual \$9000
Reclass sewer expense as part of water invoice ~11542
Reclass spec asses from oper to reserve \$46200

- ❖ Foreclosure notice posted on unit 1306



Monthly Community Board Meeting

❖ Old Business

- Townhome roof project completed
- Dry Pipe Project Update:
 - Building 2000 schedule extended (Again!)
 - Building 3000 and 1000 revised schedules have yet to be provided
 - VoF has ceased all payments on the project until updated project schedules can be provided and the payments aligned to those schedules.





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❖ New Business

- Directory Update
- Townhome Roof Special Assessment agreed to by Council
 - \$8,000 payable all at once, quarterly in advance or monthly (\$222.22/mo over 3 years)
- Building 3000 Water Valves Project

Panel 1 (Inside storage #101):

Shut off for 101,102,104,201,202,204,302,402

Panel 2 (Inside storage #102):

Shut off for 103,203,301,303,304,401,403,404

Panel 3 (Hallway outside unit 105):

Shut off for 105,106,107,108,205,206,207,208,305,306,405,406

Panel 4 (Hallway outside unit 109):

Shut off for 109,209,307,309,409,407

Panel 5 (Inside storage #111):

Shut off for 110,210,310,410

Panel 6 (Hallway outside unit 111):

Shut off for 111,112,211,212,308,311,312,408,411,412

Panel 7 (Hallway between units 113 and 115):

Shut off for 113,114,115,116,213,214,215,216,313,314,315,316,413,414,415,416



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❖ New Business (cont'd)

- 2026 Reserve Study Finalization
- Power Washing and Vent Cleaning (March 2026)
- Documentation to be Created, Reviewed and/or Updated:
 - Review Landscaping/Snow Removal Contract
 - Review and Update Code of Regulations (Bylaws)
 - Review and Update Resale Information and Update FSR Resale Kit
 - Review, Update, Monitor and enforce rental requirements
 - Create Violation Assessment Policy (impose fines)
 - Create Record Retention Policy
 - Review and Update Moving Policy
 - Review and Update Collections Policy (required to engage a new attorney for these activities)
 - Review and Updated the Finance Policy and Investment Policy**
 - Review and Update Trash Policy
 - Review and Update Capital Contribution Fees

❖ Committee Updates

- All committees will start re-convening meetings this month to plan 2026 activities

❖ AOB (Any Other Business)



Monthly Community Board Meeting

11. Owners Open Forum

**IF YOU SEE
SOMETHING,
SAY
SOMETHING.**

**REPORT
SUSPICIOUS ACTIVITY
TO THE POLICE**

EMERGENCY
Call: 911

Police
Non-Emergency &
Animal Control

Call: 302-366-7142

VoF Community
Issue or Complaint

Call: 800-870-0010

(DO NOT CALL COUNCIL MEMBERS)



Take Pictures Whenever Possible!