



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.

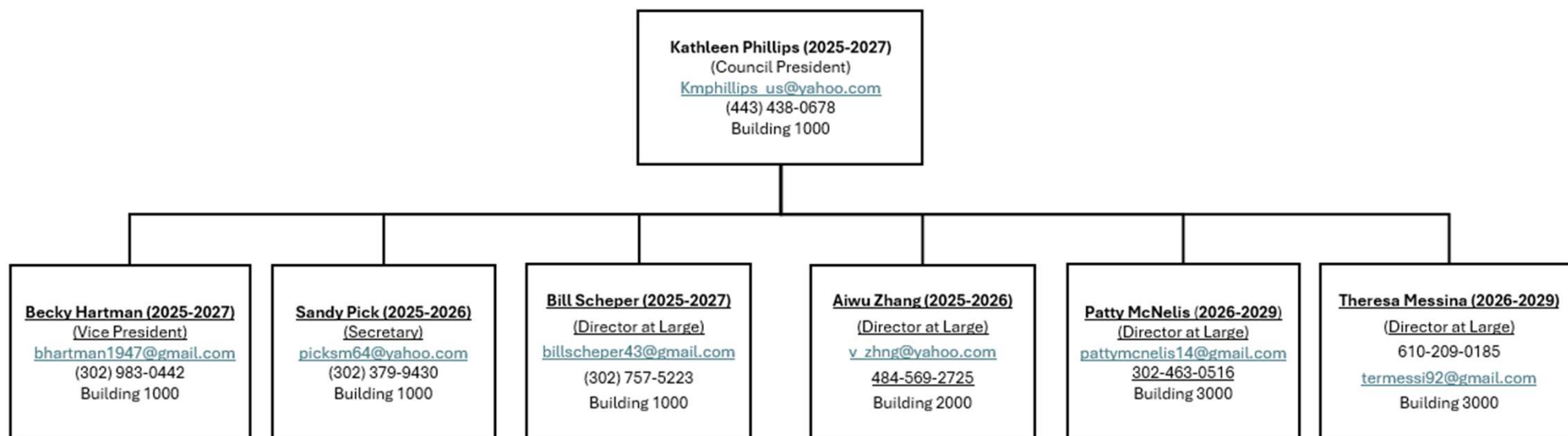




Monthly Community Board Meeting

❖ Meeting Call to Order

VoF HOA Board Members - Updated 1/9/2026



❖ Roll Call



Monthly Community Board Meeting

- ❖ Previous Meeting Minutes Approved
- ❖ Financial Report*

VOF Financial Report Recap November-25

	Operation	Reserve	Total	Adj/Accrued
Alliance Bank	44,807		44,807	
Alliance Bank-Pipe repair-Special Assessment		26,111	26,111	
Merill Lynch		825,773	825,773	(1,254.37)
WSFS Bank		290,202	290,202	(35,658.73)
	<u>44,807</u>	<u>1,142,086</u>	<u>1,186,893</u>	
Total Account Receivable	23,917			
*(Accounts Receivable over 90 days)	13,930			
Total Accrued Expenses	24,235			11,300.00
Unpaid Bldg 3000 Rebuild	76,294			(76,294.00)
Net Income	91,866	63,235	155,101	
Net Expenses	76,390	35,659	112,049	
Net Income (Loss)	<u>15,476</u>	<u>27,576</u>	<u>43,052</u>	
Compare Budget vs Actual	Budget Nov 2025	Budget YTD	Actual YTD	
Net Income	91,866	1,064,154	1,080,956	
Net Expenses	76,390	1,059,628	1,029,724	
Net Income (Loss)	<u>15,476</u>	<u>4,526</u>	<u>51,232</u>	

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 maintainance Sep-Nov accrual \$9000
Reclass sewer expense as part of water invoice ~11542
Reclass spec asses from oper to reserve \$46200

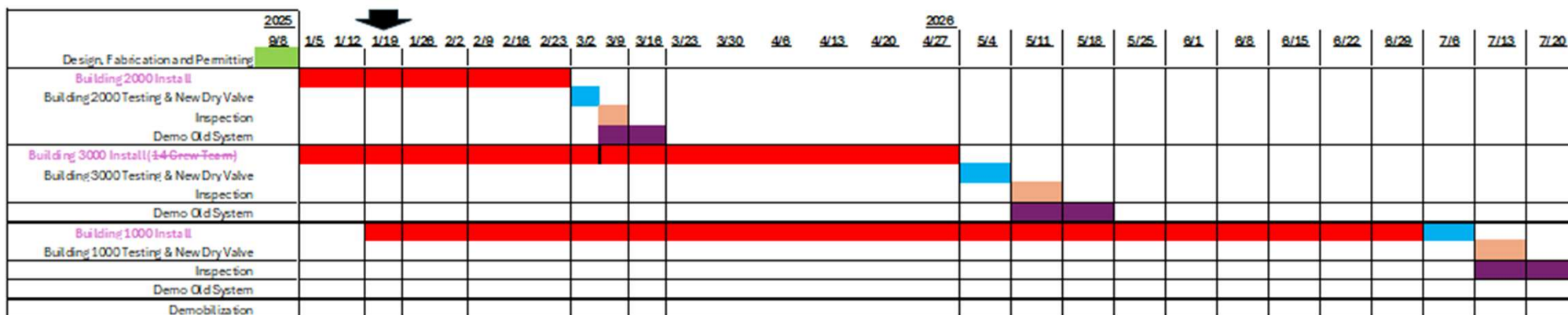
- ❖ Foreclosure notice posted on unit 1306



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❖ 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.



Legend:

Design & Permitting
Fabrication
Installation
Fire Inspector
Demo Old System



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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)**



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11. Owners Open Forum

<p>IF YOU SEE SOMETHING, SAY SOMETHING.</p> <p>REPORT SUSPICIOUS ACTIVITY TO THE • POLICE</p>	<p>EMERGENCY Call: 911</p> <hr/> <p>Police Non-Emergency & Animal Control Call: 302-366-7142</p> <hr/> <p>VoF Community Issue or Complaint Call: 800-870-0010</p>
<p><small>(DO NOT CALL COUNCIL MEMBERS)</small></p>	



Take Pictures Whenever Possible!