



HOW
VALLEY VIEW
WORKS

**VALLEY VIEW ESTATES
LOT OWNERS ASSOCIATION, INC.
RESIDENT'S GUIDE**

Welcome to Valley View! We sincerely hope you will find our subdivision an extremely comfortable place to make your home, either as a permanent resident, or as a winter resident away from home. This guide is designed to assist you in understanding the Valley View organization, and what YOU can do as residents to make it a more pleasant place to call home.

A yearly assessment of one hundred five dollars (\$105.00) per household is required and should be paid to the association prior to the second Saturday of January each calendar year. Such assessment, like taxes assessed by the various municipalities, constitutes a lien against the property. Payment of this assessment entitles you to full participation in our clubhouse and recreational facilities this assessment also covers the maintenance of our recreational facilities and the perimeter areas of the park. In turn, it makes the property values in our subdivision more attractive to potential buyers in case an association member decides to sell.

When you pay your dues, you will receive a name badge to wear so you may attend functions at the clubhouse. Please wear it, so others will be able to identify you as a member of the association. You will also be given the code to the entrance gate of the swimming pool area. Guard this code as the pool is to be used by Valley View lot owners, associate members, and their guests only. All GUESTS MUST be accompanied by a member of the association, in order to use our facilities.

If you have a rental space on your lot, and have it occupied for the season, the associate member residing there must be at least fifty-five (55) years of age. This is necessary so we can maintain our status as an adult fifty-five (55) and over park, and is a requirement for rental status. As a lot owner you are responsible to verify ages prior to renting space to them. It is also your responsibility to see that any renter on your lot pay the fee of twenty dollars (\$20.00) per month per season (September through May) to the association or a maximum of one hundred dollars (\$100.00) for longer stays. A minimum fee of ten dollars (\$10.00) is charged to those guests who would like to take advantage of the facility for a period of fifteen (15) days or less. Payment in advance is required. Refunds are available in case of health or emergency.

Valley View has no officially hired employees. All of our activities are planned and executed by volunteer members and associate members of our park. This is where your talents and help are NEEDED and APPRECIATED in whatever areas of expertise you excel.

Each month a hostess will deliver a calendar of events and activities for the month to your doorstep. This is to assist you in knowing the scheduled events for the month. At the TOP of the calendar is a list of the states and provinces. This list is to inform our residents of the home (state or province) areas that they are the volunteers responsible for the various duties around the clubhouse that month.

At the BOTTOM of the calendar is a list of the following month's volunteer group who will be assisting in a volunteer capacity. If the state or province from which you arrived appears at the BOTTOM of the calendar, it indicates that all residents from those home areas are the volunteers for the following month, and should happily assist with the clubhouse duties. You will find friends among the other volunteers and this should help you become acquainted with the other residents.

You will note on the calendar that there is a date for a "STATES MEETING". This is to notify you of the planning session for the month for which your state or province is to serve as the volunteer group for the month. Please plan to attend that particular meeting, so you will have an opportunity to choose your preferred task or tasks.

Keep your calendar handy and refer to it on a daily basis, so you don't miss the chance to participate in the activities that are planned for the residents. You are always welcome to join in the many scheduled events.

Our members provide some of the security in the subdivision each night, and we encourage all able lot owners and associate members to volunteer for this much needed task. Please ask any member for more detail.

On another page of this guide there is a short list of the various ways our residents agree to assist in a volunteer capacity when their state or province appears on the calendar. This is not a complete list, but a sampling of the tasks that our residents perform on a weekly, daily, monthly, or once-a-year plan. You may want to assist in more than one task and at other times than when your turn appears on the calendar. Do not hesitate to volunteer at any job where help is needed. If you know your expertise is in a particular task, you will want to be available to assist. PLEASE JOIN IN THE FUN!!

All owners and associate members should register YEARLY under their state name in the registration book located on the podium inside the entrance to the clubhouse.

There is a suggestion box located in the clubhouse. If you have an idea or suggestion in regard to anything pertaining to your Valley View subdivision you may write your suggestion and place it in the box for the board of directors to read and act upon. Please feel free to use his suggestion box at any time.

It is also requirement of you as a homeowner to keep your outdoor surroundings neat and clean, and the area around your home well maintained. It takes each of us working together to make our subdivision a pleasant place in which to live for all of us. For homeowners whose property is on the perimeter of the park, please note that you are responsible for maintaining the area by the fence that is adjacent to your lot.

It is also a requirement that pet owners keep their pets on leashes, and pick up droppings from them. The droppings may be deposited in your trash container. Even dogs that are walked in the irrigation canal area at the East side of the park MUST be picked up after, as many of our residents use that area for taking walks. NO pets are allowed in the clubhouse or pool areas.

The city of Mission supplies each home with a large receptacle for your waste and garbage. Collection takes place each Wednesday and Saturday. On collection day, place the container at the back of your property with the opening of the lid facing the alley, with the wheels toward your house. All clippings, trimmings and waste may be included. Be sure to KEEP THE LID CLOSED. Most branches can be cut to fit the receptacle. Branches much too large for the receptacle may be placed at the BACK of YOUR property for pickup at the end of the month by the tree branch recycle truck. DO NOT place branches and other items to be disposed of at the perimeter fence lines or edges of the park.

For the homeowners who return North for the summer, or for those who are gone for an extended period of time, you must arrange for someone to keep your property neatly trimmed and mowed during your absence. Since your vegetation continues to grow, it should be properly maintained even when you are away. Also, please advise your maintenance person that this is part of their tasks during your absence.

Each homeowner should have a set of by-laws, covenants and zoning restrictions for our subdivision that we have worked many years to perfect. These are to be left with your home if you sell or transfer it to another party. We hope both members and associate members will familiarize themselves with these legally prepared plans so they understand how the subdivision operates. Associate members may request copies to read for their information.

Please enjoy your home in Valley View....help make it a better place with your assistance. Please read the list of duties in which you, as a resident, are encouraged to participate. Give of your time and talent to make Valley View even BETTER with your presence.

There is a library with many books located inside the clubhouse, just to the left of the entrance of the clubhouse. Please feel free to borrow books to read at your leisure. If you have books you would like to donate to our collection, feel free to do that, also. You will find a number of Jigsaw puzzles for your pleasure, as well. We do appreciate it if you return these Items when you have finished so others may enjoy them.

There is a treadmill and stationary bicycle located in the clubhouse for use by our members. You may take advantage of this form of exercise if you so desire.

Your membership entitles you to participate in many activities in our facility. They include:

- *SWIMMING POOL & HOT TUB (when temp is above 70 degrees)
(NO LIFEGUARD ON DUTY)....**
- *WEEKDAY EXERCISE SESSIONS**
- *SHUFFLEBOARD COURT "BOCCI BALL COURT**
- *THREE BILLIARD TABLES**
- *SINGLES CLUB**
- *MONTHLY DINNERS IN THE CLUBHOUSE**
- *SOCIAL "SIP 'N SUP" DINNERS**
- *POLKA JAMS TWICE MONTHLY**
- *WEEKDAY BINGO NIGHTS**
- *PLANNED TRIPS & TOURS**
- *WEEKLY DANCE MUSIC JAMS**
- *INVESTMENT CLUB**
- *NEIGHBORHOOD POTLUCKS IN THE CLUBHOUSE**
- *PLAYING CARD NIGHTS**
- *COMPUTER CLUBS (BEGINNER & ADVANCED)**
- *SATURDAY MORNING COFFEE & ROLLS
-(OR PANCAKES OR POTLUCK BREAKFASTS**
- *CRAFT DAYS**
- *MENS PIE SOCIAL**
- *LADIES TEA**
- *50 YEAR ANNIVERSARY EVENING**

---AND MUCH, MUCH MORE!! --YOUR HELP IS NEEDED AND APPRECIATED TO MAKE OUR ACTIVITIES A SUCCESS.....