

An occasional newsletter for the residents of The Village at Johnston Station Town Home Owners Association

[JohnstonStation.org](http://JohnstonStation.org)

Village at Johnston  
Station  
P.O. BOX 1115  
Johnston, IA 50131

### Instructions for Rental Unit Occupants

Your only point of HOA communication is with the owner of the property you live in.

Do not communicate with HOA vendors you may observe working in the common areas of our HOA. All HOA vendors work solely under the direction of the Board of Directors.

The Rules & Regulations and other legal requirements of our HOA community applies to occupants of Rental Units. These legal documents are available on our HOA website.

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This newsletter is published by the HOA Board of Directors.

**Happy Summer! Hoping that everybody is safe and well!**



## **EXTERIOR ROOF INSPECTIONS Week of July 11<sup>th</sup>**

**Roofing inspectors will be utilizing a large all terrain lift to access the roofs. If they are unable to set it up close enough to each individual building, they will require access to driveways.**

**Please be aware of this!**

**It is OK to use Guest Parking during this time frame!**

### **Common Area Rules**

Please move these items inside your unit or onto your deck. (Rules & Regs, page 1)

- Planters that are outside your unit (by your front door)
- Decorative items that are outside your unit (by your front door)

### **Maintenance Requests – Instructions for Property Owners**

Within the next several weeks, all property owners will be receiving updated written instructions on how Maintenance Requests are handled in our HOA. This will include instructions for using a new online web form for making online HOA maintenance requests.

### **Potential Future Changes to HOA Satellite Dish Policy?**

The new roof may cost well over one million dollars. The Board may decide in the future that holes for entertainment purposes cannot be drilled into the new multi-million dollar roof. We are asking all residents to start researching entertainment options that are an alternative to Satellite Dishes (i.e. streaming media options).

### **Expect a Monthly Dues Increase – starting in January 2023**

HOA costs have increased. Monthly HOA garbage collection has increased over \$400 dollars per month. These HOA cost increases will require an increase in monthly HOA dues. The Board is researching all options, and the 2023 budget will be published this fall.

### **Dead Ash Trees to be replaced**

The Board of Directors is aware of the dead and dying ash trees in our HOA. We are planning to replace them, and this will probably occur in the Spring of 2023. We are seeking advice of licensed arborist for suitable replacement tree species.