

The Village at Johnston Station News

Newsletter
Spring 2021

A newsletter for the homeowners/residents of The Village at Johnston Station Town Home Owners Association

Board of Directors

Karen Tegtmeyer
President

Sharon DiDonato
Secretary

Jamie Ouverson
Treasurer

Mark Means
Director

Property Manager
Conlin Properties

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515-246-0006
8am to 5pm weekdays

Email:
clientservices@
conlinproperties.com

If you have questions or
concerns, please reach out
to Conlin Properties.

2021 Board Meetings
third Tuesday of each
month at 6:30pm at
5542 Boston Court
(except for June &
December)

Happy Spring! Hoping that everybody is safe and well!



Construction of Senior Living Center north of Pioneer Parkway

Construction has started and is expected to finish later this year.

Bike Path will be extended

As far as the Board knows, the Bike path on the north side of Our HOA will be extended to the east this summer. Watch for bicycles crossing at HOA intersections at Pioneer Parkway.

Our HOA does not provide bulky trash pickup

Please do not set out bulky trash. Our HOA does not provide any bulky trash pickup. If you have bulky trash, your only option is to take it to the dump yourself.

Guest Parking

Guest parking is for guests only. The Board uses "HOA Parking tickets" for enforcement.

No Parking on Streets – per Johnston Fire Marshal

Our private HOA streets are not wide enough to allow street parking. Emergency vehicles need to be able to drive on our streets at all times, so please use guest parking instead.

Irrigation Sprinkler Heads

Do not drive over the sprinkler heads (by turning the corner too sharp at ends of driveways).

Pet Waste

The Board spent several thousand dollars improving the grounds of our HOA. Please do not allow your pets to leave stains/refuse on our HOA grounds. Per HOA policy, the guilty homeowner can be fined \$25 per incident and be required to pay for lawn repairs.

Association Monthly Dues are \$175 and due on the 1st of each month.

Payment of monthly association dues is legally mandatory. We cannot function as a community unless all homeowners pay their monthly association dues. The Board pursues legal actions for all unpaid accounts.

Selling your home?

Be sure to contact Conlin Properties, our property manager at 246-0006, to make sure you are leaving with your account at a zero balance. Also leave a forwarding address.

2021 Vendors with Contracts/Agreements

Conlin Properties – Property Management
Elite Services – Lawn Care/Snow Removal
Iowa Irrigation – Irrigation
City of Johnston – Fire Hydrant Inspection/Maintenance
ATECH – Fire Alarm Monitoring Service
Hopkins & Heubner – Association Attorney
Midwest Fire – Fire Sprinkler System Inspection

Leased Property Requirements

Landlords are responsible for their tenants, and required to provide the Association office with a copy of the signed lease and required lease addendums.

Summary of Restrictive Covenants (see reverse side of this newsletter).

The Village at Johnston Station Town Home Owners Association

Summary of Restrictive Covenants

A complete version of the restrictive covenants (21 pages) can be obtained from the property manager.

Parking

Resident Parking (Covenants page 14):

Resident Vehicles #1 and #2:

First two vehicles (and any motorcycles) must be parked inside garage.

Resident Vehicles #3 and #4:

Two additional vehicles can be parked in resident driveway.

Guest Parking is reserved for guests only (Covenants page 15)

Residents shall not use Guest Parking.

Visitors and guests staying for extended periods must park in driveway of their host.

Resident's Commercial Vehicle on driveway and/or guest parking is prohibited (Covenants page 14)

Commercial vehicles are prohibited. Per HOA Rules & Regulations, a commercial vehicle is any vehicle with any of these features:

- Commercial Registration
- Commercial Use
- Signage not from the manufacturer
- Gross Vehicle Weight Rating over 10,000lbs (see GVWR rating inside driver side door)

Garage Door Closed when not in use (Covenants Page 20)

Business or Commercial Use (Covenants page 13)

No daycare or child care facility shall be allowed. For business use, two vehicle visits per day is permitted. Home offices are allowed, however, any business use must comply with the other provisions of the covenants.

Noxious or Offensive Activities are prohibited (Covenants page 14)

Examples include disruptive and loud noises from motorcycles, vehicle engines, barking dogs, etc.

Trash Bin/Recycling Bin must be kept inside garage when not in use (Covenants Page 14)

Pets and Pet Waste (Covenants page 13)

- 1) One dog or one cat, not to exceed 45lbs in weight, or
 - 2) Two cats not to exceed 35lbs in total weight, or
 - 3) One cat and one dog not to exceed 35lbs in total weight. No pit bulls or Rottweilers shall be allowed.
- Pet owners are responsible for cleaning up after their pets.

Flammable and combustible materials are prohibited. (Covenants page 20)

Personal Property cannot be left unattended in common areas (Covenants page 14 and 20)

Architectural Control (Covenants page 10)

Architectural changes are not permitted without written approval from the Board of Directors (i.e. opening up the sheet rock and/or remodeling projects are not permitted).

Leased Property (Covenants page 14)

Prior to start of the Lease, the property owner must send a complete copy of the Lease to the property manager.

Rules and Regulations/Enforcement: (Covenants page 16)

Board has authority to fine and create rules and regulations to enforce the restrictive covenants.