
ALMADALE VILLAGE

Neighborhood Notes | New Neighbors

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Bill Powell

Vice-President

Architectural Committee

Jan Hamilton

Secretary

Pool; email; website

Dennis Craig

Treasurer

Eileen Olewinski

Members-at-Large

Larry Presley

Kerrye Threlkeld

Beth Gurner

Website

almadalevillage.info

Property Manager

Daphne Winton

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Collierville TN. 38027-1525

FROM THE VILLAGE HOA

The Almadale Village Board of Directors has overseen the following since the last newsletter:.

- The pool area maintenance has been completed, including:
 - Repair of the pool cover and pump used when the pool is closed for the winter
 - a new ceiling in the east bathroom, repair of an outside roof leak, and new door knobs.
 - repair of the west and east gate lighting
 - repair of the east gate lock.
 - repair of the pool and patio furniture and new umbrellas
- As a reminder, please lower the umbrellas in the pool area when leaving. Sudden summer storms with high winds can damage them.
- As mentioned in our last newsletter, Village finances continue to be watched closely by the BOD to maintain our 20+-year-old

neighborhood. Our budget and balance sheet is always at the end of each newsletter.

- We welcome new neighbors since April, and their names are included at the end of this newsletter.
- Discussions with the Town of Collierville confirmed that the HOA is responsible for alleyway apron repairs.

What's Happening this summer in Almadale Village:

- I. An area that **consistently** needs to be explained from our Covenant (Article IV, Sec 1 (b) is as follows: It is the right of the Association to provide for and establish easements and rights-of-ways on **all** streets, and to regulate **parking**, motorized and non-motorized vehicular traffic **within** The Village of Almadale Farms.
 - Note: This includes the alleyways and parking pads!

- The BOD, from its inception, has insisted that street parking be restricted to short-term visitors and to workers (yard, repairs, etc). It is **not** for homeowners to regularly use for daily parking in lieu of garages or short-term parking pads throughout the neighborhood.
 - **Repeat violators will be subject to fines.**
 - Additionally, the parking pads located in various areas of the Village are NOT to be used as long-term “storage spaces”, i.e. left in a spot for months with no movement from the spot. If you need long-term storage, there are plenty of storage companies in Collierville and adjoining areas. Violators could find their vehicle towed.
2. Both Collierville and Germantown have had trees trimmed back to avoid potential damage to power lines. The spring-time growth of leaves has helped cover the bare limbs and severe pruning.
 - All neighborhood damaged or missing trees are scheduled to be replaced in cooler weather.

- There are trees on individual homeowners neutral strips that need replacing. It is your responsibility to have this done. See paragraph 3 below for Trey Cowan contact information.
3. An important notice: The Architectural Committee must approve landscaping, lighting or exterior changes, including house or shutter painting to your property (unless the colors are identical to previous color).
 - Our web site has the forms. Send it to the Architectural Committee chair, Jan Hamilton (janeille304@yahoo.com)
 - Our HOA landscaper, Trey Cowan, works with homeowners for landscaping ideas and planting. Contact him if you need some help with changes or additions to your yard.
 - Beau Voir Landscaping
 - text (901) 262-9985
 - email at tcowaniii@msn.com
 4. As a reminder from the last newsletter: The Almadale Village website has been updated. The “Forms & Documents” section now reads “Forms, Documents, & Collierville Information. A clickable link to the Town of Collierville website has been added to that page. There are also instructions on how to view the Collierville Code enforcements that affects our neighborhood and residents. It’s worth reviewing!
almadalevillage.info/forms-documents
 5. The semi-annual dues invoice was sent out in July by email vs. regular mail. Let Daphne know if your email address is not correct or has changed. Regardless, the \$600 is still due the first of January and July. Send the check to:

PO Box 1525 Collierville 38027-1525

 - Many of you have found it helpful to set up auto-pay through your bank’s auto-pay system to pay every 6 months. (There is new provision for auto-payments built into our payment system for a \$25 fee).
 - Fines are in place for late payments and will accrue with interest.
 6. Daphne Winton, our property manager, can always assist you with any problems or concerns.

- a) She should reply to you via email once received.
 - b) She should then provide an estimate on the time necessary to resolve the problem.
 - c) If you prefer, you may contact a board member by clicking on their name in the left column of the first page of this newsletter.
7. Lastly, It is important to keep our neighborhood directory as up-to-date as possible.
- You should have received the latest directory via email as a .pdf. If not, contact Dennis and he will send you both directories.
 - There are two different directories included: one sorted by last name, and one sorted by street address.

Contact Daphne ASAP with any directory updates, **especially email addresses!**

8. The 2025 Annual Almadale Village Homeowners Association meeting will be held on October 13th.
- An email announcing the meeting will be sent out in late September.

New Neighbors:

Marvin Carr II
2075 Standing Rock Ave

Rachel Searcy
1844 Penshurst



	Actual June 30, 2025	Annual 2025 Budget
Revenues		
Homeowners Dues (Collected twice a year)	\$ 59,400	118,800
Penalties and Fines	2,000	0
Interest	\$ -	2,250
Total Revenues	61,400	121,050
Expenses		
Routine		
Insurance-General Liability	-	4,750
Office Supplies & Software	950	670
Postage - PO Box rental	244	245
Property Manager	3,564	7,128
Maintenance-Common Area	4,175	2,500
Maintenance - Landscaping Contract	14,400	28,800
Maintenance - Landscaping Spec. Proj.	1,007	23,000
Maintenance - Lighting	-	1,000
Maintenance - Pool	6,123	4,500
Maintenance - Irrigation & Sprinkler	95	2,000
Social Events	-	1,000
Taxes - Other	21	25
Telephone -Pool	415	780
Utilities - Gas/Electric	2,597	5,436
Utilities - Water	\$ 483	6,900
Total Routine Expenses	34,074	88,734
Special Project Expenses		
Maintenance-pressure head replacement	-	3,400
Maintenance - Fences	-	10,000
Maintenance - Unallocated for 2024	1,259	18,916
Total Special Project Expenses	\$ 1,259	32,316
TOTAL EXPENSES	\$ 35,333	121,050
Net Income (Deficit)	\$ 26,067	0

	Balance Sheet as of 6/30/25
Current Assets	
Cash in Bank - First Horizon	49,412
Certificate of Deposit - Pinnacle	75,000
Accounts Receivable Homeowners	3,069
Undeposited Funds	0
Total Current Assets	127,481
Liabilities and Net Worth	
Liabilities -Deferred Revenue	8,849
Capital	92,565
Net Income (Deficit)	26,067
Total Liabilities and Net Worth	127,481