

ALMADALE VILLAGE

Neighborhood Notes | New Neighbors

President

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

901-412-4303 m

P.O Box 1525

Collierville TN. 38027-1525

FROM THE VILLAGE HOA

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

- Pool area maintenance has been completed, and the pool should be open mid-May. Pool rules are included in this newsletter.
- On-going Landscape improvements and replacements, including:
 - Dead or damaged trees in the common areas and at homeowner’s neutral strips.
 - Repair of east-side alleyway damage caused by sanitation trucks.
 - Repair of perimeter fences on an as-needed basis.
- As mentioned in all of our newsletters, Village finances continue to be watched closely by the BOD to maintain our 22-year-old neighborhood. Our budget and balance sheet is always at the end of each newsletter.

- We welcome new neighbors since the last newsletter, and their names are included at the end of this newsletter.
- **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 (<https://almadalevillage.info>) has the forms. Send the completed form to the Architectural Committee chair, Jan Hamilton (janeille304@yahoo.com)
 - Our long-time HOA landscaper, Trey Cowan, keeps our neighborhood looking neat and attractive. He also 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
- I. The semi-annual dues invoice was sent out in January **by email** vs. regular mail. Email allows us to save a lot in postage. However, you must let

Daphne know if your email address is not correct or has changed. Regardless of whether or not you received the email, the \$600 is still due the first of January and July. Send the payment 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.
2. 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
 - d) Lastly, It is important to keep our neighborhood directory as up-to-

date as possible.

- If you have not received the latest directory via email as a .pdf, 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!**
3. The 2026 Annual Almadale Village Homeowners Association meeting should be held on the second week in October.
- As usual, an email announcing the meeting will be sent out in late September, and signs will be placed at each entrance to the Village.



New Neighbors:

Wei Lin
2087 Standing Rock Ave

ALMADALE VILLAGE
POOL RULES

POOL HOURS: 8:30 AM – 9 PM

NO LIFEGUARD ON DUTY

SWIM AT YOUR OWN RISK!

- Proper swimwear is required.
- Children who are NOT potty-trained are REQUIRED to wear swim-diapers when in the pool. NO REGULAR DIAPERS.
- Children under age 14 must be accompanied by an adult, age 18 or older.
- NO DIVING.
- NO PETS.
- NO GUM.
- NO GLASS of any kind.
- Do NOT put the pool deck furniture in the pool.
- Persons with skin rashes, sores, abrasions or infections of the skin must not use the pool.
- The Life Buoy and Shepherd's Hook are LIFESAVING devices, not toys.
- No running, pushing, cartwheels, handstands, flips, horseplay or skateboarding allowed.
- NO PROFANITY.
- NO SMOKING or ALCOHOL.
- Gate must be closed at all times. LOCK GATES WHEN LEAVING.

ALL GUESTS MUST BE ACCOMPANIED BY, OR STAYING WITH, AN ALMADALE VILLAGE RESIDENT. RESIDENTS WILL BE RESPONSIBLE FOR THEIR GUEST'S BEHAVIOR AND SAFETY.

	Actual Feb 28, 2026	Annual 2026 Budget
Income		
Homeowners Dues (Collected twice a year)	\$ 59,400	\$ 118,800
Penalties and Fines	-	0
Interest	917	2,100
Total Income	\$ 60,317	\$ 120,900
Expenses		
Routine		
Insurance-General Liability	\$ -	\$ 4,200
Maintenance-Common Area	241	4,500
Maintenance - Irrigation & Sprinkler	-	3,500
Maintenance - Landscaping Contract	4,800	28,800
Maintenance - Landscaping Spec. Proj.	-	13,000
Maintenance - Pool	248	11,500
Office Supplies & Software	164	2,400
Postage - PO Box rental	250	250
Property Manager	1,188	7,128
Taxes & Licenses	-	21
Telephone -Pool	-	835
Social Events	-	1,200
Utilities - Gas/Electric	1,142	6,600
Utilities - Water	170	5,800
Maintenance - Lighting	-	500
Total Routine Expenses	\$ 8,203	\$ 90,234
Other Expenses		
Special Project - Pressure Head Replacement	0	0
Special Project - Landscape Enhancements	0	15,957
Special Project - Fences	0	17,276
Special Project -Unallocated for 2025 Year	0	0
Total for Other Expenses	\$ -	\$ 33,233
TOTAL EXPENSES	\$ 8,203	\$ 123,467
Net Income	\$ 52,114	\$ (2,567)

Balance Sheet Feb 28, 2026	
Current Assets	
Cash in Bank - First Horizon	\$ 63,617
Certificate of Deposit - Pinnacle	100,000
Accounts Receivable Homeowners	11,457
Undeposited Funds	
Total Current Assets	\$ 175,074
Liabilities and Net Worth	
Liabilities -Deferred Revenue	\$ 2,400
Capital	120,560
Net Income (Deficit)	52,114
Total Liabilities and Net Worth	\$ 175,074